

CITY OF SIMONTON

Comprehensive Plan Advisory Committee

MEETING 2

Aug 7, 2023, 6:00 p.m.
City Hall

COMPREHENSIVE PLAN - 2023



1. Update

- a. CPAC 1 - Recap
- b. Website update
- c. Tasks completed

2. Designate Chair & Vice-Chair

3. Preliminary Findings

- a. Community Character and Land Use
- b. Mobility and Transportation
- c. Infrastructure and Resiliency
- d. Economic Development

4. Visioning

- a. Mentimeter
- b. Map Exercise

5. Conclusion

“Speaking for the City of Simonton, Charles Kalkomey says the hard line on restoration permitting is necessary or the entire community could be excluded from future participation in the National Flood Insurance Program.”

<https://www.fox26houston.com/news/simonton-residents-barred-from-rebuilding-flooded-homes>

Agenda

COMPREHENSIVE PLAN - 2023



- **Vision** of the City & ETJ that the Community wants to become
- Statement of overall **policy objectives** for growth management, carrying capacity, service delivery.
- **Long-range** plan to guide physical & economic development over next 20-30 years.
- Action-oriented, practical **implementation** strategy
- Decision-making **guide**
- **Foundation** for future regulations (zoning, others)

- *Where does the community want to be in next 5, 10, 20 years?*
- *What will the city look like if it takes no action now? Will that be in line with the community's vision?*
- *What road map will help the community reach its vision?*

What is a Comprehensive Plan?

COMPREHENSIVE PLAN - 2023



1. Introductions

- a. Team & Attendees

2. Comprehensive Plan

3. Planning Process

- a. Why, What, How
- b. Elements
- c. Why Now? Projections
- d. Keys for Success
- e. Economic Development
- f. Surrounding Cities
- g. Methodology
- h. Work Schedule
- i. Public Engagement Process

4. Input from City Council and CPAC

5. City Tour – Virtual

Fort Bend County

- One of the **fastest growing counties** in U.S.
- Projected to grow by over 25% in population by 2035
- **Double in population** by 2050
- Fulshear is the fastest growing city in the County
- Simonton is in the direct path of this growth

Summary - CPAC 1 - June 5, 2023

COMPREHENSIVE PLAN - 2023



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](#)
- [Presentation](#)
- [Signup Sheet](#)
- [Input Received at the Meeting](#)
- [Photos of the Meeting](#)

[COMMUNITY RESPONSE SUMMARY AS OF JULY 10, 2023](#)

Website

COMPREHENSIVE PLAN - 2023



Simonton Comprehensive Plan 2023 - Community Responses

Auto generated by the Form Builder

Updated 7/10/2023

Response #	Date Submitted	Strengths	Concerns	Priorities/Needs	Vision	Other Thoughts
1	6/27/2023 13:01	We are a lovely low key country community. We are located in a prime spot to get where you need to be pretty quickly.	placement of industrial businesses. aesthetics ~ maintaining a small town feel and charm	Mobility, Community Center, Sales Tax Revenue	I would like to see a cool retail development along Bessie's Creek, with some great entertainment and dining options	
2	6/27/2023 13:37	Small. Strong sense of community.	Lack of infrastructure for growth. Want us to be 'Sugar Land' and not 'Stafford' who mis-handled the growth that is obviously coming.	Plan for growth rather than react after it's here. The small town vibe to be maintained even as we grow.	A vibrant place to live and work where people want to be.	Make sure the City is working with Twinwood and not in any adversarial relationship or even perceived negativity in the community with them. Help others embrace the growth.
4	6/27/2023 22:03					Have you thought about trying to be zoned to Brazos ISD? What would that require rather than Lamar?
5	7/6/2023 19:01		I feel it's unnecessary at this time	Don't feel this is a need at all.		
6	7/6/2023 19:16	Planning ahead, not waiting to be reactive. Rural beauty / significant green spaces. Historic or significant locations still potentially available. Ex. Vernon Frost property/ former sale barn, Simonton school house, valley Lodge country club	Low income households reducing the quality of life for others/ neighborhoods. Mobility over the long term. The 36A corridor passing through- if not planned well can be a detriment. Loss of rural land use and atmosphere.	Long term mobility planning. Ability to be a wired area- connectivity for today and high capacity in the future. Municipal Water access for new growth.	Rural, small town feel but with planned and zoned community and commercial areas. Self sufficient- City and individuals. Build activities that make a name for Simonton - example, the Simonton Round Up was internationally known. Return FFA, 4H, and other ag based education and events to Simonton	Overcome the divisive behavior of a few to set us on a path to control our future, not be subject to outsiders imposing control
7	7/6/2023 20:22	Simonton has a wonderful, colorful history. This is a wonderful strength in and of itself. Seeing development favor historic looking buildings and keeping green space and old growth trees.	Mobility for future growth and current residents. No cookie cutter developments or apartments.	Public green spaces, focused on kids and adult interests. Adequate/appropriate zoning and development incentives to encourage the type of business that will keep Simonton a unique and attractive community	Would like to see several planned developments, maybe townhouses or over 50 community, home built on 1/2 to 1 acre or larger. Sidewalks, bike path, no neon or bright light signs. A town center, with new city hall/community center and well thought out shops.	Development is coming, there is no stopping it. Ensuring a good partnership and development plan with Twinwood is necessary.

Response summary

Reinforces what we heard from CPAC

Available to view on website

CPAC 1 - June 5, 2023 - Summary

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Sec. 8-19 - International codes adopted.

Sec. 8-29 - Landscaping requirements.

Sec. 8-30 - Miscellaneous regulations.

- Height & Area
- Percentage of lot landscaped
- Facade requirements (50% masonry)
- Fences, refuse container screening
- Swimming pools

Sec. 8-190 - Specific standards (Flood hazard areas)

- Floor elevation (24" above BFE)

Sec. 8-193 - Floodways.

Chapter 16 - Manufactured Housing/ RVs/Mobile Homes

Chapter 26 - Subdivisions

- Sec. 26-6. - Parkland dedication
- Sec. 26-7. - Design standards for streets and lots
- Sec. 26-37. - Sidewalks standards

Sec. 32-21 Truck traffic prohibition on streets

** Standards codified. There may be others recently adopted.*

CODE EVALUATION *

- Without zoning, development standards are powerful tools
- Guide future annexations and development agreements
- Good foundation in place
- Adequacy of existing standards to achieve the vision
- New standards needed

Existing Development Codes

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PHASE 1 – MOBILIZATION

- 1 Project Kick-Off Meeting and Finalization of Work Program
- 2 Formation of an Advisory Committee (CPAC)
- 3 Work session with City Council and CPAC 1
- 4 Initialization of Community Engagement Strategy

PHASE 2 – FINDINGS & VISIONING

- 5 Data Collection and Research
- 6 Compile and assess existing conditions, outlook, key
- 7 Findings, Issues, Vision
- 8 Stakeholder/agency interviews
- 9 Articulate the community vision and guiding principles
- 10 Review and evaluate the current planning documents
- 11 Field reconnaissance - existing conditions, photographic

Tasks Completed

COMPREHENSIVE PLAN - 2023



Role of Chair & Vice-Chair

- Liaison with community, staff, consultants
- Meet with consultant team as needed for feedback and guidance
- Assist with presentations during the process and final plan

Designate Chair & Vice-Chair

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Preliminary Findings

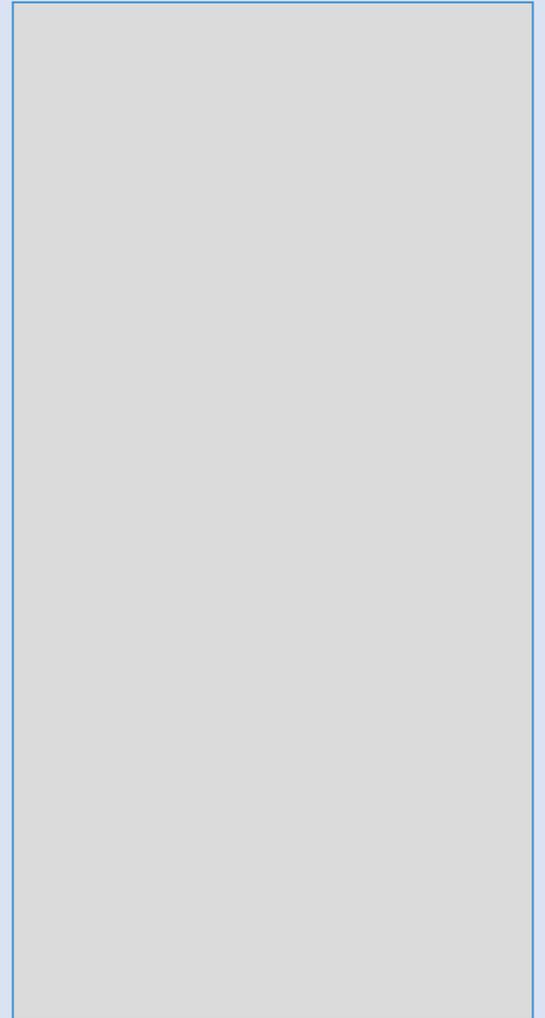
- Community Profile & Land Use
- Mobility and Transportation
- Infrastructure and Resiliency
- Economic Development

Existing Conditions

COMPREHENSIVE PLAN - 2023



- Existing Character
 - Rural atmosphere, mature shade trees
 - Open ditches/swales
 - No sidewalks
 - Downtown - buildings close to street
 - Creeks & river
 - Large lots, horses, farming
 - White fences (Twinwood)
- Future Character
 - What do you want Simonton to be?
 - What will happen if city doesn't plan ahead?



Community Character and Land Use

COMPREHENSIVE PLAN - 2023



- 1850 - Simonton family establishes plantation
- 1888 - San Antonio & Aransas Pass Railway built
- 1889 - Prison Farm Established
- 1890s - 1st School, Post Office
- 1905 - 1st Potato Farm (Spencer & Mullins Brothers)
- 1906 - Prison Farm ended
- 1914 - Two general stores, a cotton gin, and 50 residents.
- 1925 - Population reached 100
- 1953 - Railroad Depot closed
- 1960 – Valley Lodge platted as new ‘western’ community
- 1963 - Round up Rodeo was built
- 1979 - Chinese Vice Premier Deng Xiaoping visited the Rodeo
- 1979 - City of Simonton Incorporated
- 1990s - repeated Brazos River Floods
- 2016-2017 – major flooding, including Hurricane Harvey

COMMUNITY HISTORY & MILESTONES

What other important milestones?
(Community Input)

Community Character and Land Use

COMPREHENSIVE PLAN - 2023





Population and People

Total Population

647



Income and Poverty

Median Household Income

\$117,589



Education

Bachelor's Degree or Higher

33.8%



Employment

Employment Rate

58.1%



Housing

Total Housing Units

308



Health

Without Health Care Coverage

26.1%



Families and Living Arrangements

Total Households

235

DEMOGRAPHIC SNAPSHOT (City Limits)

Source: U.S. Census, 2021 American Community Survey

Community Character and Land Use

COMPREHENSIVE PLAN - 2023



Population Growth 1900 to Present

Year	Houston	Fulshear	Richmond	Rosenberg	Fort Bend County	Simonton
1900	44,633	--	--	--	16,538	--
1910	78,800	--	1,371	1,198	18,168	50*
1920	138,276	--	1,273	1,279	22,931	100*
1930	292,352	300	1,432	1,941	29,718	--
1940	384,514	100	2,026	3,457	32,963	150*
1950	596,163	250	2,030	6,210	31,056	609
1960	938,219	200	3,668	9,698	40,527	861
1970	1,233,505	349	5,777	12,098	52,314	1,024
1980	1,595,138	594	9,692	17,840	130,846	603
1990	1,631,766	557	9,801	20,183	225,421	717
2000	1,953,631	716	11,081	24,043	354,452	718
2010	2,099,451	1,134	11,679	30,618	585,375	814
2020	2,304,580	16,856	11,627	38,282	822,779	647

POPULATION GROWTH - 1900 TO PRESENT

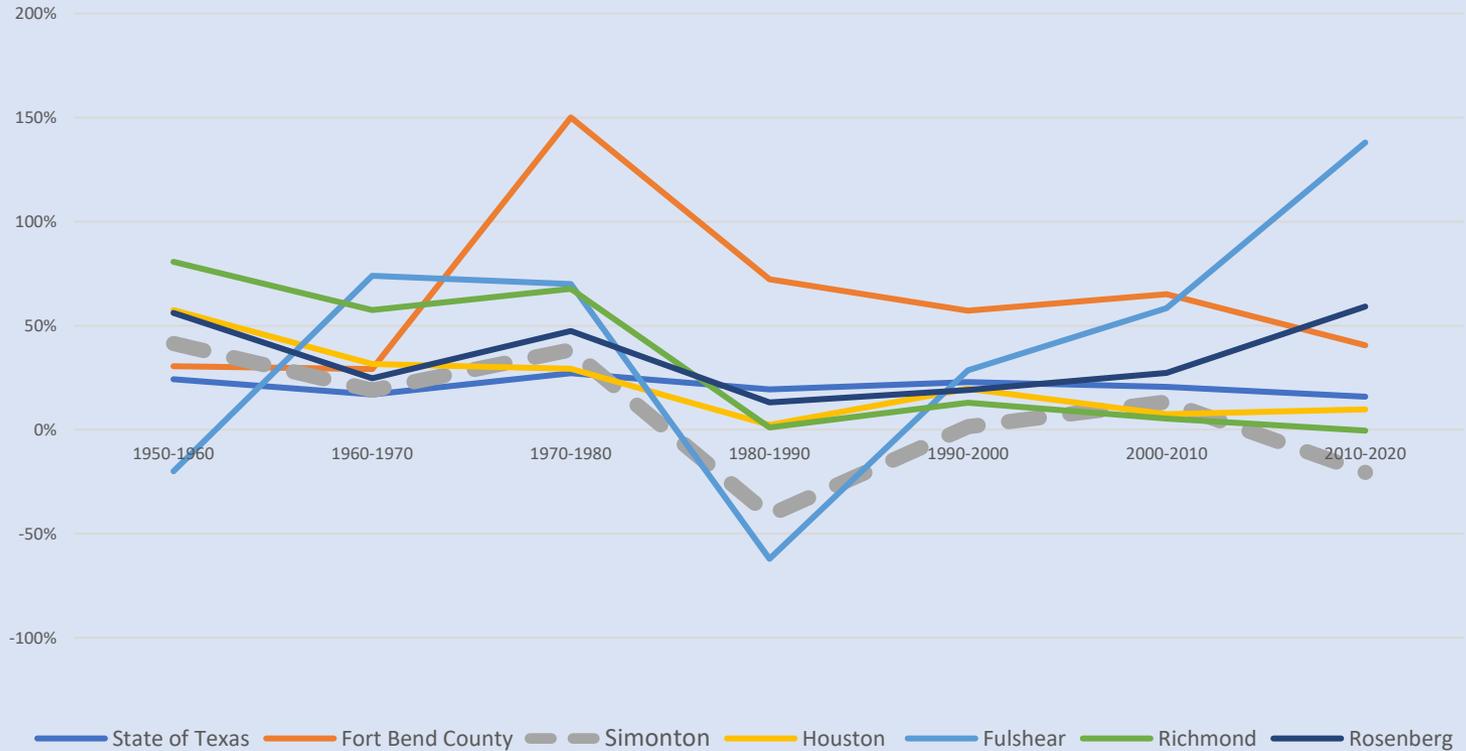
Source: U.S. Census

Community Character and Land Use

COMPREHENSIVE PLAN - 2023



Growth Rate Comparison



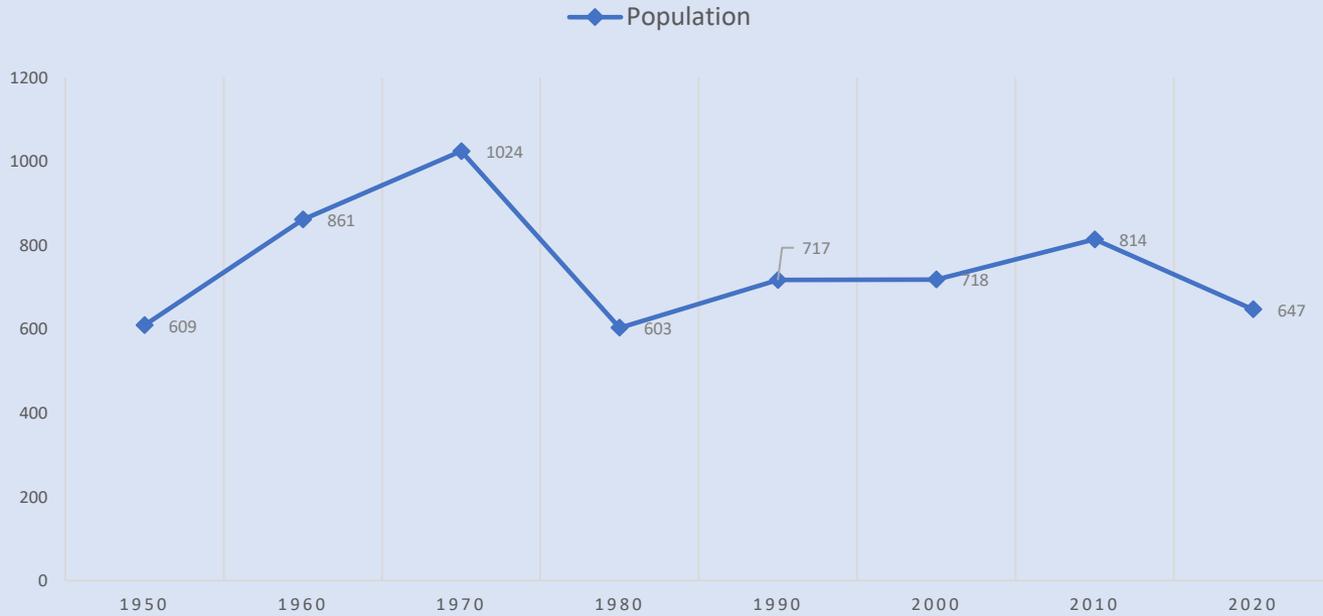
Source: U.S. Census

Community Character and Land Use

COMPREHENSIVE PLAN - 2023



SIMONTON 1950 TO TODAY POPULATION



HISTORICAL POPULATION

Source: U.S. Census

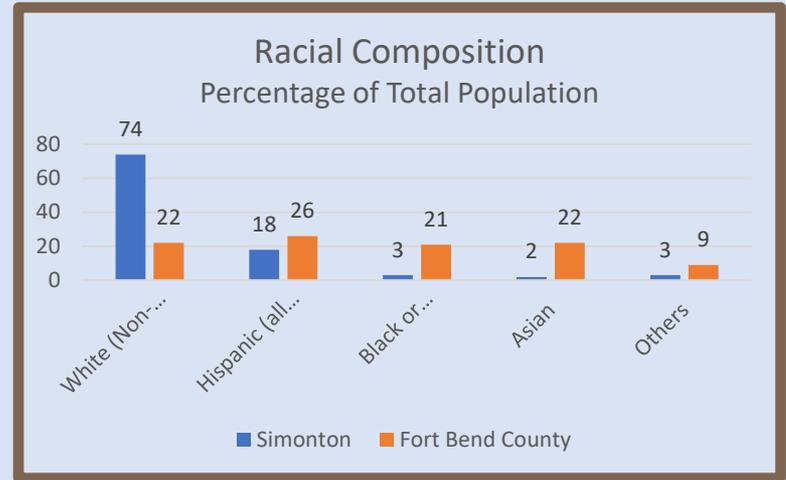
Community Character and Land Use

COMPREHENSIVE PLAN - 2023



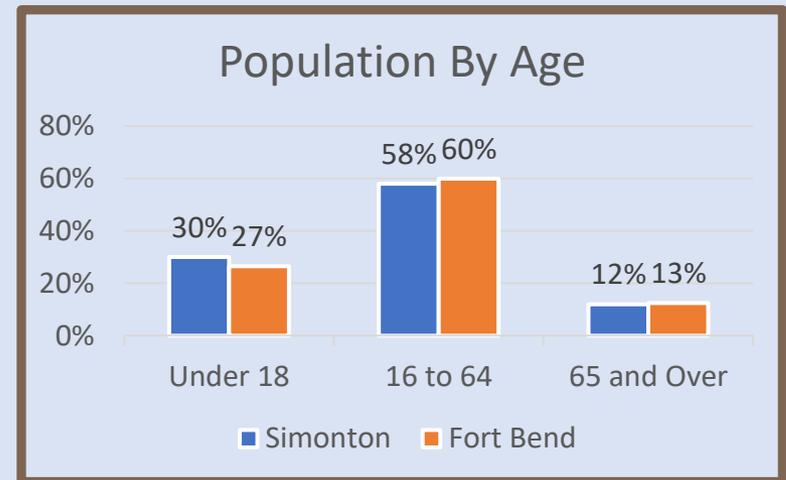
Race and Ethnicity

Simonton's racial mix is less diverse than Fort Bend County overall, with a population that is approximately **74% White** and **18% Hispanic**, compared to 22% and 26% in the county. Simonton has a significantly lower percentage of Black and Asian residents than the county.



Age

In 2020, the median age was 35.8. Approximately 58% of Simonton's people are adults under the age of 65. 30% are children.



Source: U.S. Census

Community Character and Land Use

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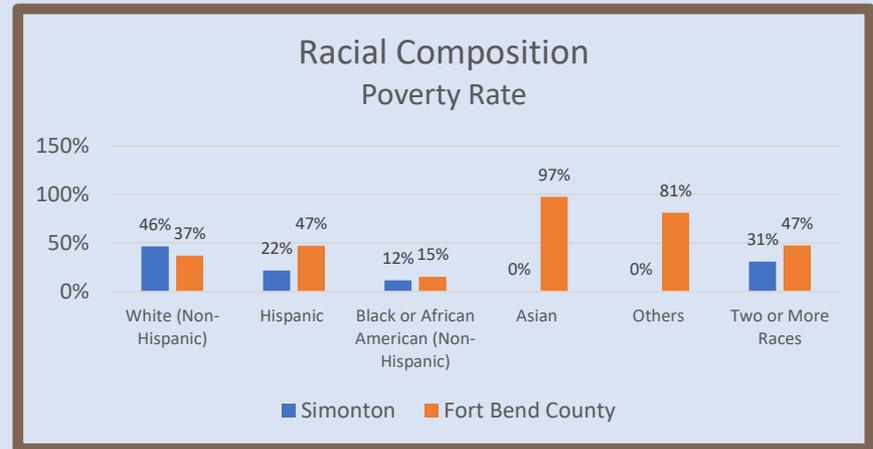
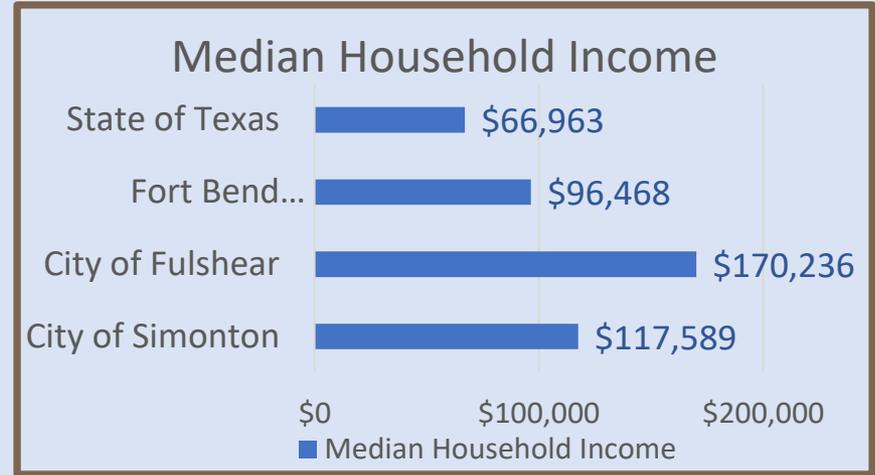


Income & Poverty

In 2020, Median Household Income in Simonton was \$117,589, which is roughly 81% higher than the Texas state median income of \$64,963.

Average Household Income: \$125,839
Per Capita Income: \$38,383

21.70% of households in Simonton are classed as high-income households (making \$200,000+ per year)



Source: 2021 American Community Survey 1-Year Estimates

Community Character and Land Use

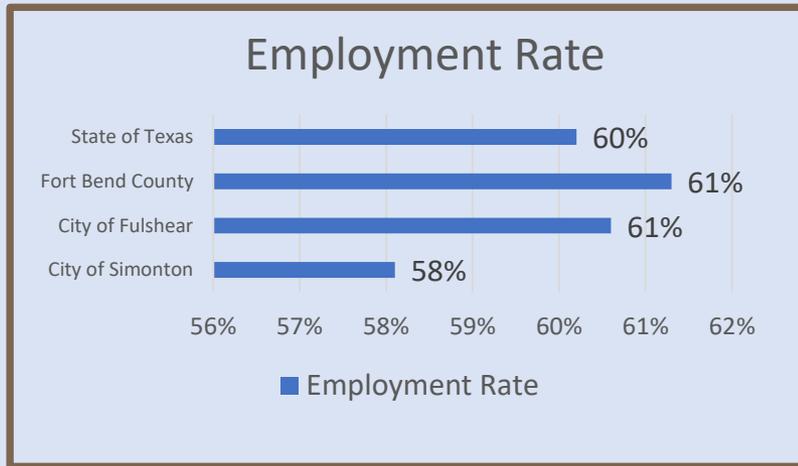
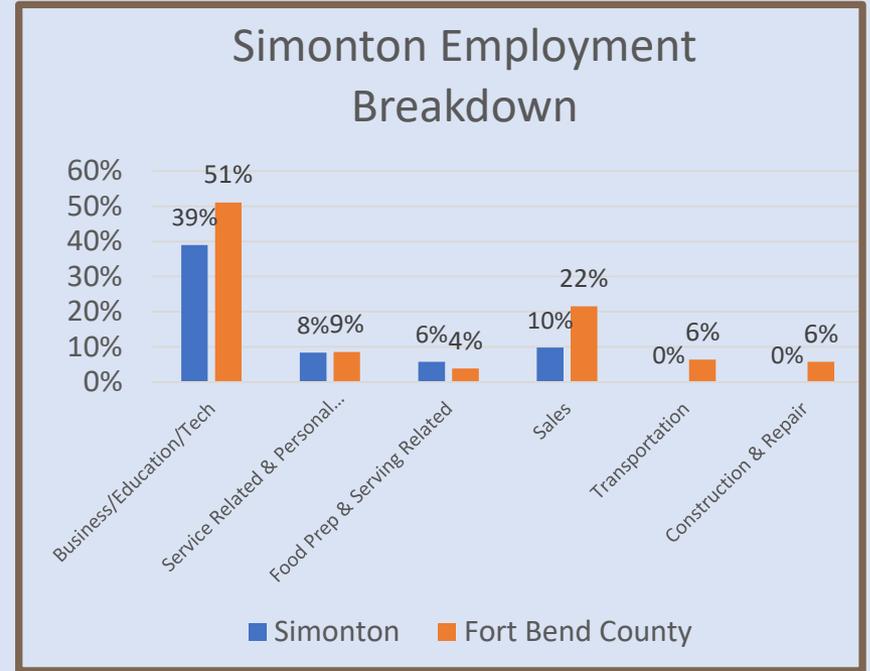
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Employment

The most common occupations for Simonton residents are:

- Management (71 people)
- Sales & Related (34 people)
- Business & Financial Operations (32 people)



Source: the Census Bureau ACS 5-year Estimate.

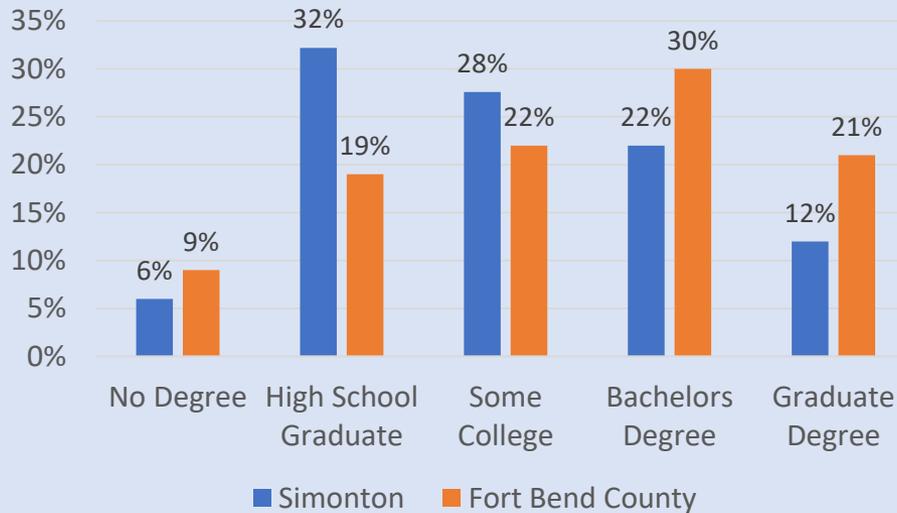
Community Character and Land Use

COMPREHENSIVE PLAN - 2023



Educational Attainment

Population by highest level of education



Education Level	Count	Percent
No Degree	32	6.4%
High School Graduate	162	32%
Some College	139	28%
Bachelors Degree	108	22%
Graduate Degree	62	12%

93.6% - High School Grad or Higher
33.8% - Bachelor's Degree or More

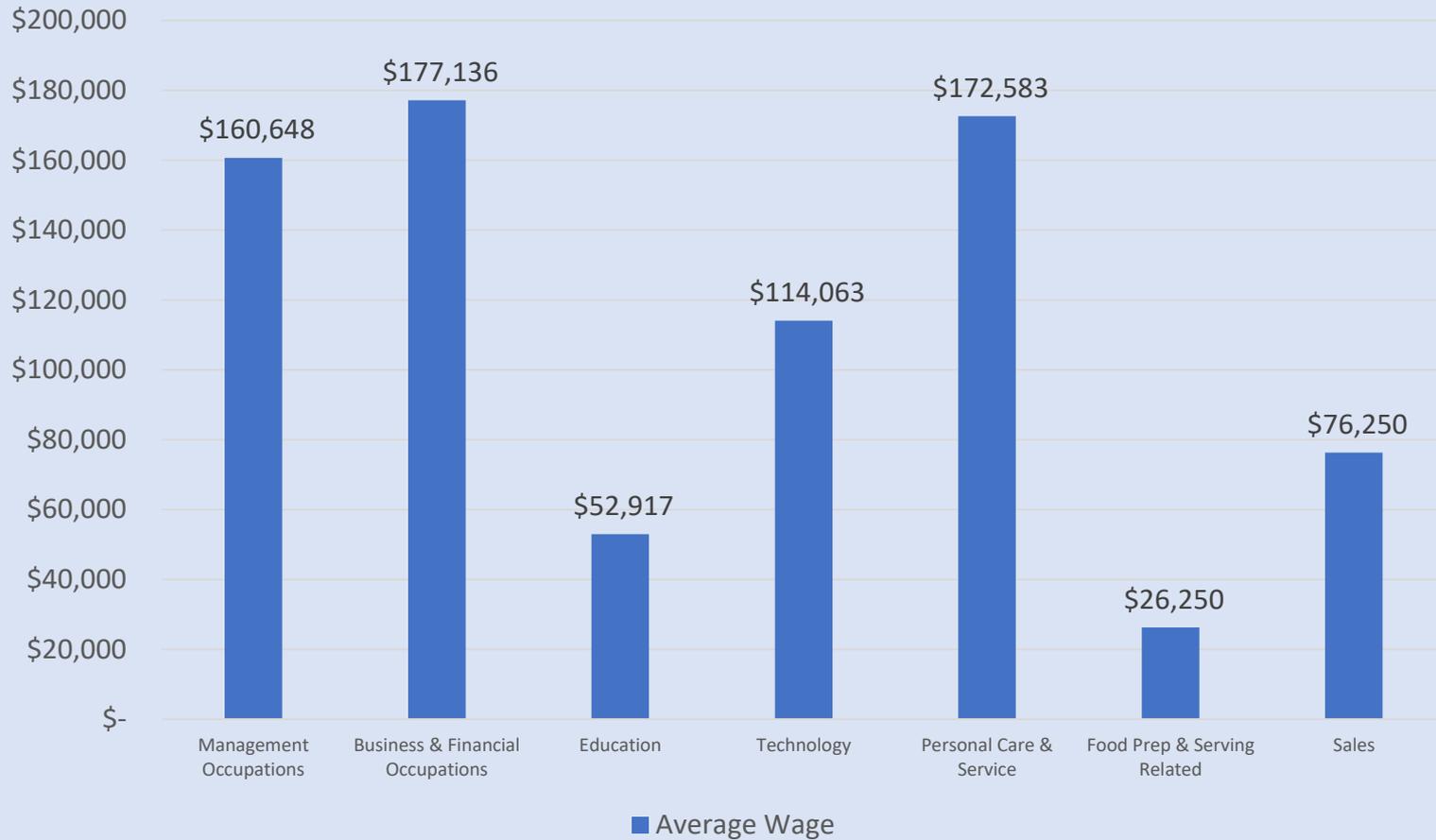
Source: 2021 American Community Survey 5- Year Estimates

Community Character and Land Use

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Simonton Employment Breakdown By Average Wage



Community Character and Land Use

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Single-family homes on spacious lots is main land use in Simonton.

308 housing units in the city:

- **93%** are single-family
- **6.5%** manufactured homes (individual lots and manufactured home parks)
- **0.7%** is multifamily

City of Simonton Select Housing Data		
Total housing units	308	
Single family	286	92.9%
Multifamily	2	0.7%
Mobile Home	20	6.5%
Year Built		
Before 1970	49	27.7%
After 1970	259	72.3%
Median Year Built	1979	
Median Home Value	\$238,500	

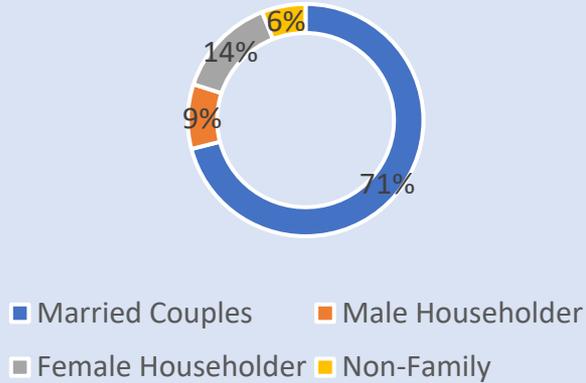
Housing

Community Character and Land Use

COMPREHENSIVE PLAN - 2023

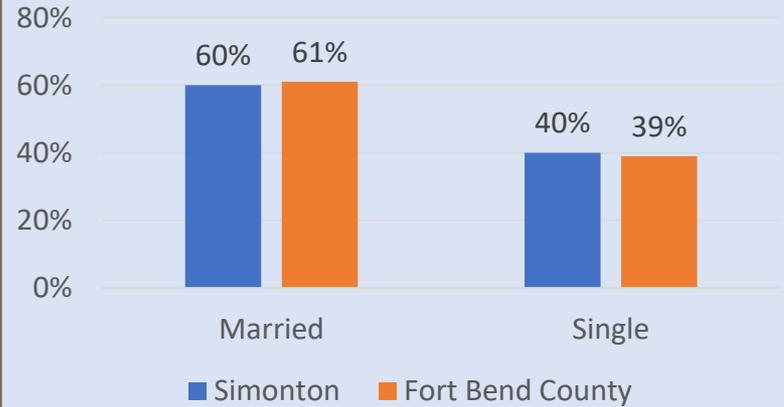


Population By Household Type



- 235 Total Households
- 3.6 Person per household

Marital Status



Households

Community Character and Land Use

COMPREHENSIVE PLAN - 2023



Regional Context

Simonton's location in the greater Houston metro area, and specifically in western Fort Bend County, places it directly in the path of growth.

The Houston-Galveston region leads the state in growth, with about one million new residents added every decade since 1980. The region is likely to add another four million residents by 2040.

Fort Bend County is one of the fastest growing counties in the U.S. The county's 2020 population of almost 900,000 is projected to grow another 25% by 2035, and to nearly double by 2050.

Simonton's growth has been stagnant to date, but with urban development now reaching into rural areas of Fort Bend County, Simonton's growth rate will almost certainly increase in the next decades.

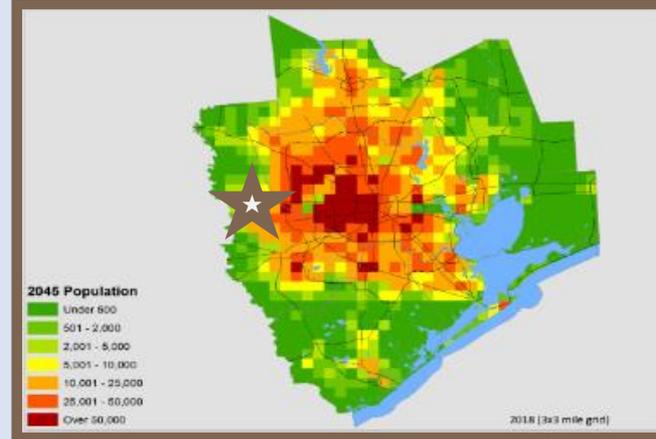
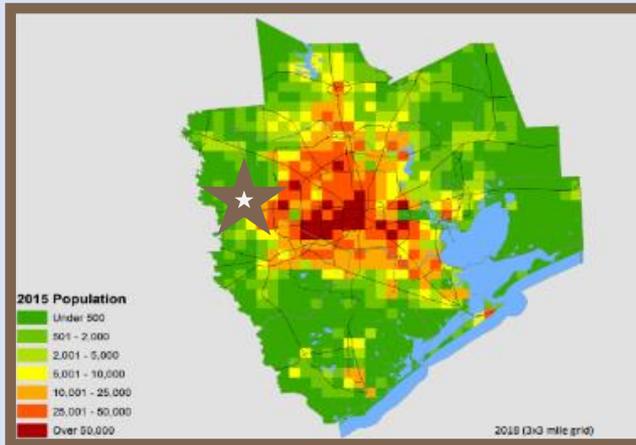
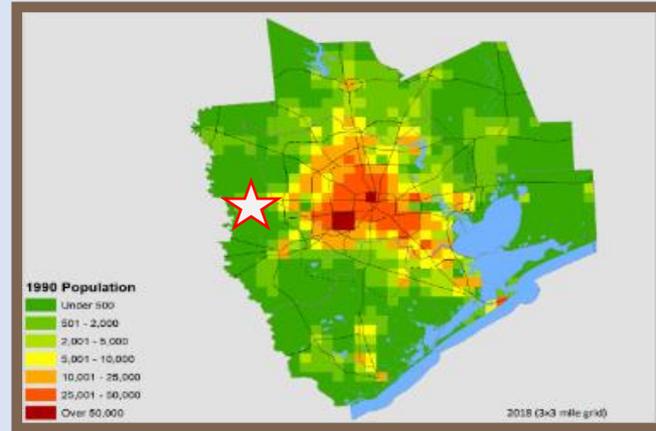
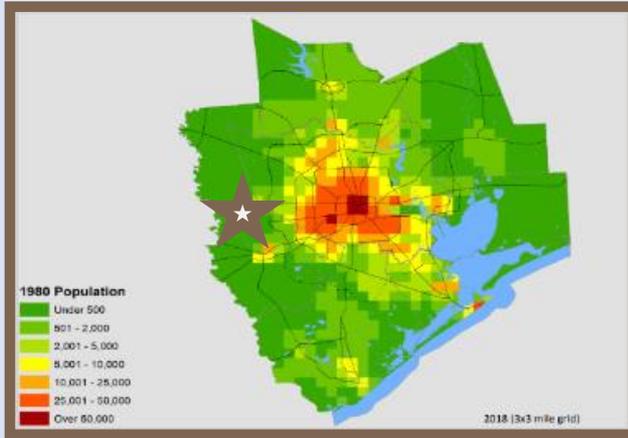


H-GAC serves: 13 counties, 105 cities, & MPO for 8-county metro area (Source: HGAC Forecast Workshop Presentation)

Community Character and Land Use

COMPREHENSIVE PLAN - 2023



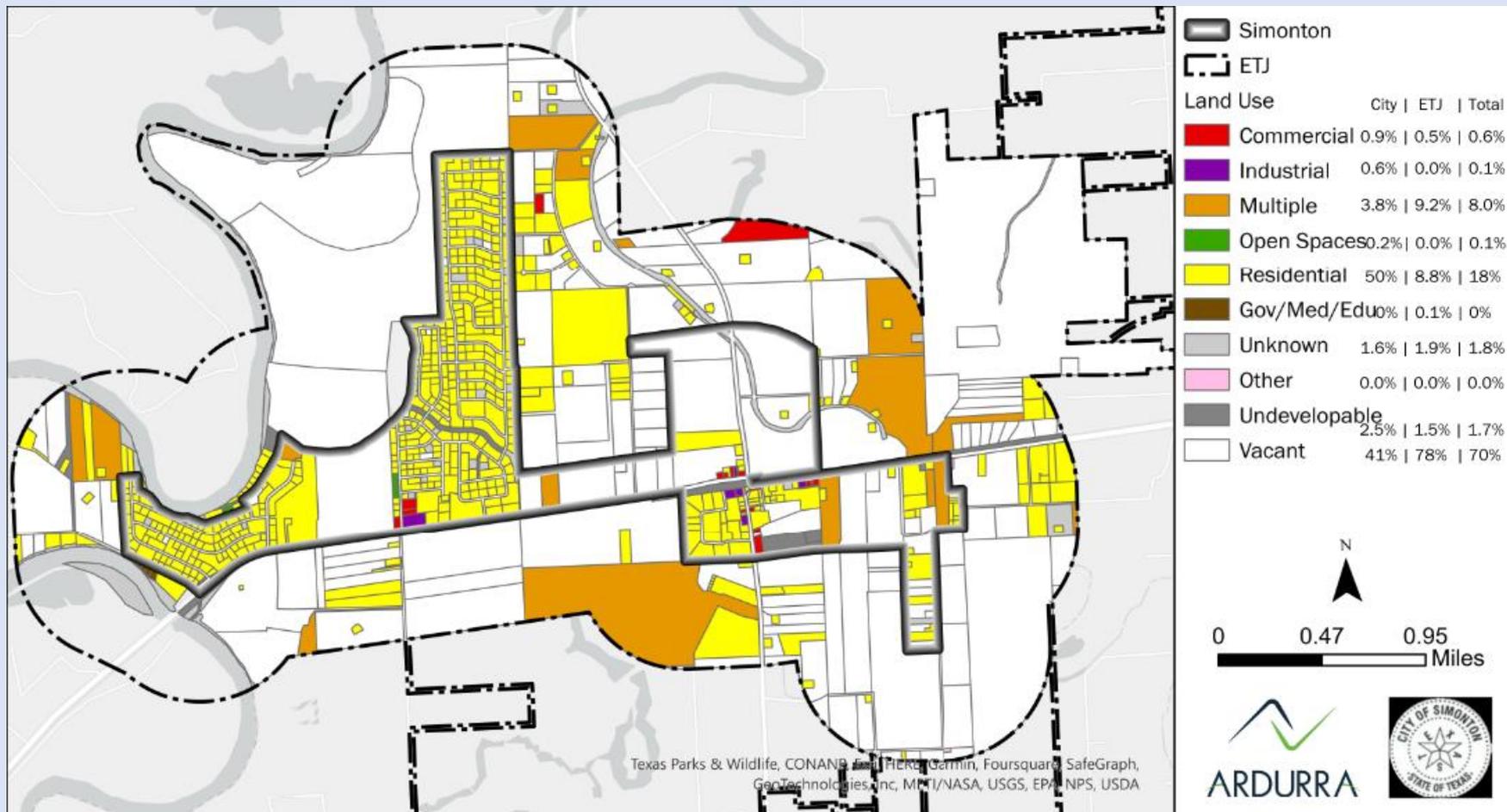


Regional Population Growth since 1980

Community Character and Land Use

COMPREHENSIVE PLAN - 2023





Existing Land Use

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Land Area: approx 2.4 square miles

Primary Land Uses (city limits):

- Residential – 50%
- Undeveloped &/or Agricultural – 41%
- Commercial & Industrial – 0.15%
- Other – City Hall, Church/School

Simonton's ETJ is over 75% undeveloped land.

Land Use	City	ETJ	Total	
 Commercial	0.9%	0.5%	0.6%	
 Industrial	0.6%	0.0%	0.1%	
 Multiple	3.8%	9.2%	8.0%	
 Open Spaces	0.2%	0.0%	0.1%	
 Residential	50%	8.8%	18%	
 Gov/Med/Edu	0%	0.1%	0%	
 Unknown	1.6%	1.9%	1.8%	
 Other	0.0%	0.0%	0.0%	
 Undevelopable		2.5%	1.5%	1.7%
 Vacant	41%	78%	70%	

Existing Land Use

COMPREHENSIVE PLAN - 2023



- Anthonie's Market Grill
- Benchmark Wireline
- Blessington Farms
- Brazos Boat and RV Storage
- Brazos Oaks Animal Hospital
- Fred Reyes Greenhouses
- Fulshear Simonton Parking Storage
- Keep Calm Hair Salon
- Off the Road Again Mobile RV repair
- Professional Body Needs
- Republic Fire Bowls
- Ropers Country Store and Café
- Simonton Community Church
- Simonton Pets
- Sittin Pretty Pet Salon
- The Equestrian Center at Twinwood
- Twinwood Farms
- USPS

Notable Local Businesses

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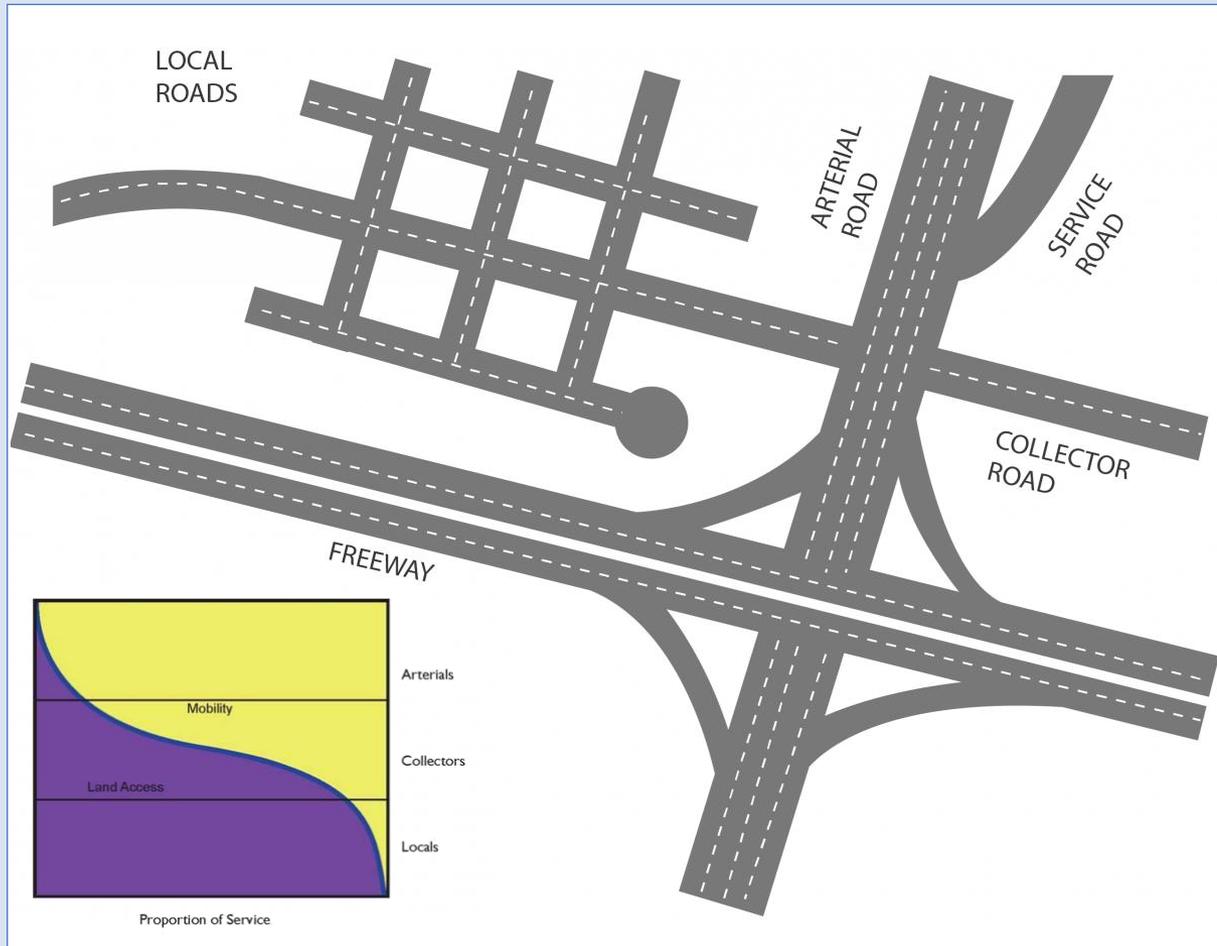




Mobility & Transportation

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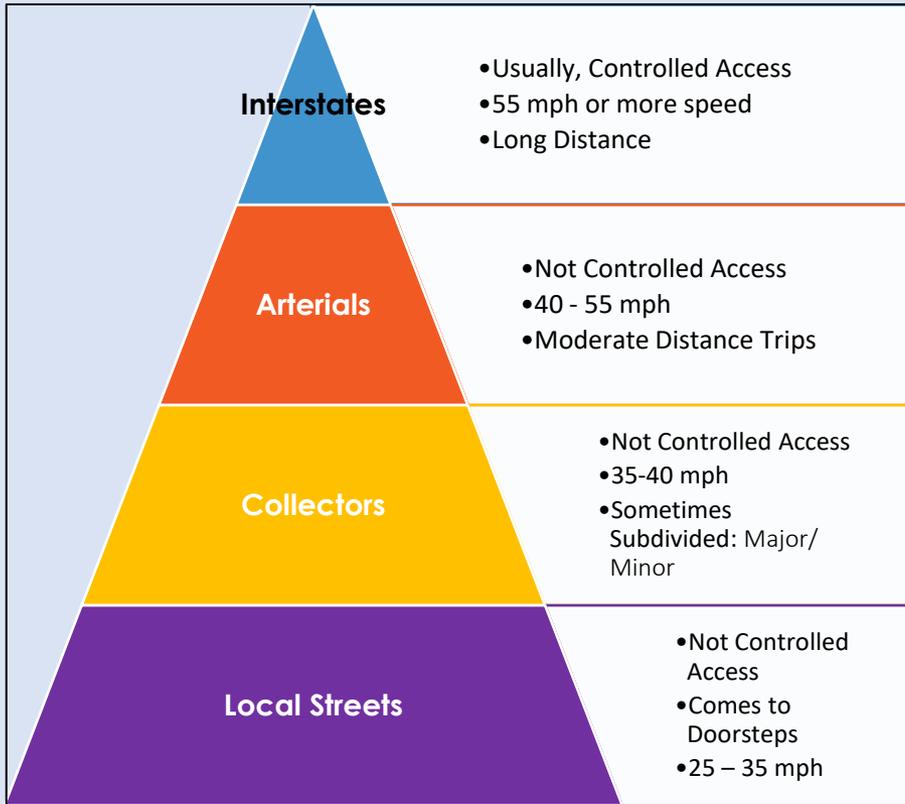


- Creating a systematic hierarchy of roads
- Based on flow of traffic from doorstep to *through* roads (Interstates/Other Highways)
- Local Roads → Collector Roads → Arterial Roads → Freeways

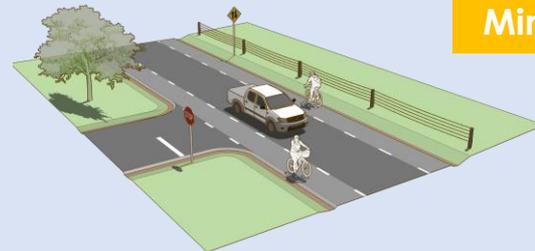
Major Thoroughfare Plan - Principles

COMPREHENSIVE PLAN - 2023

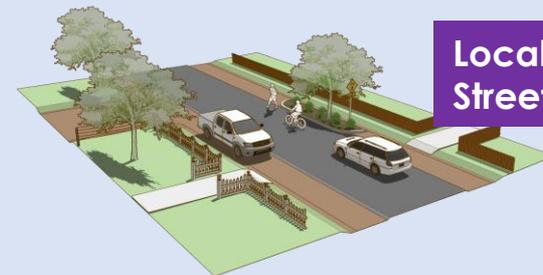




Major Coll.



Minor Coll.



Local Streets

Major Thoroughfare Plan - Principles

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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 Developments
- Future Traffic Demand

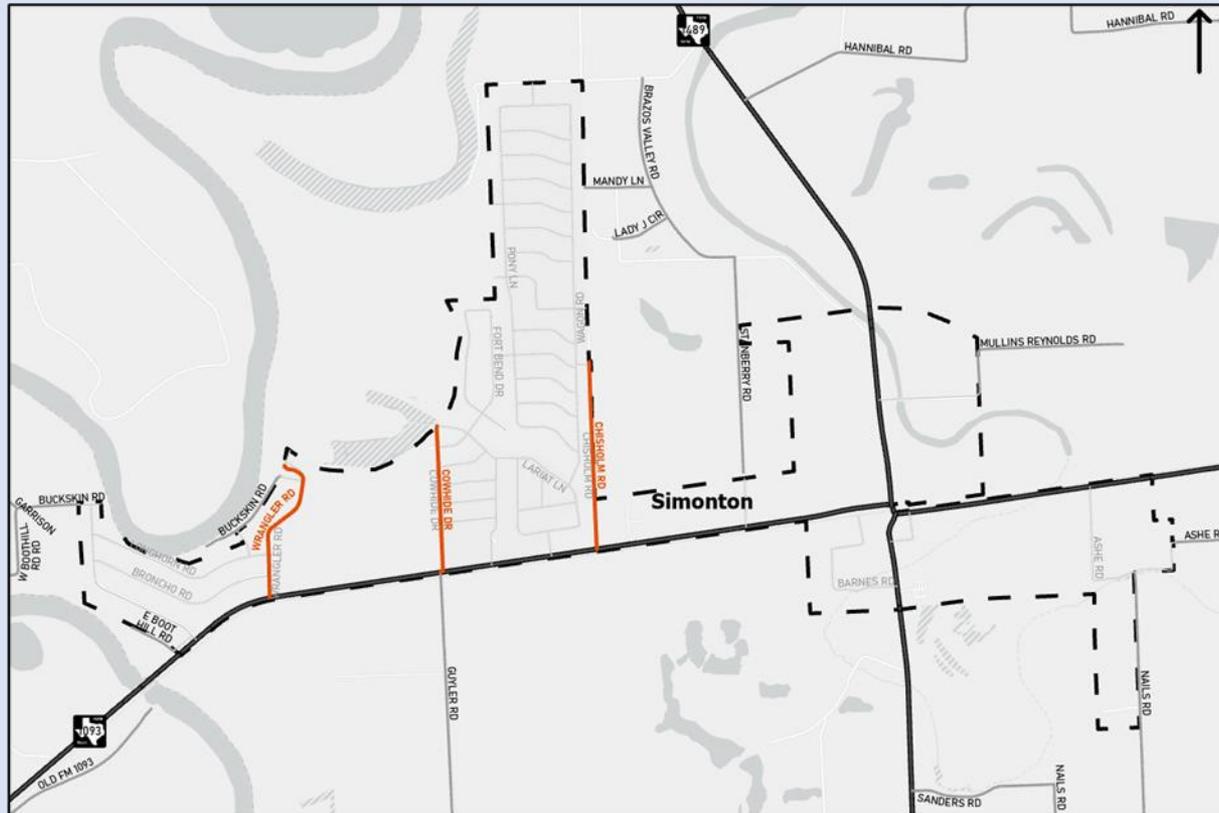
What are **Simonton's Priorities?**

- Public Engagement
- Recommendations

Project Overview

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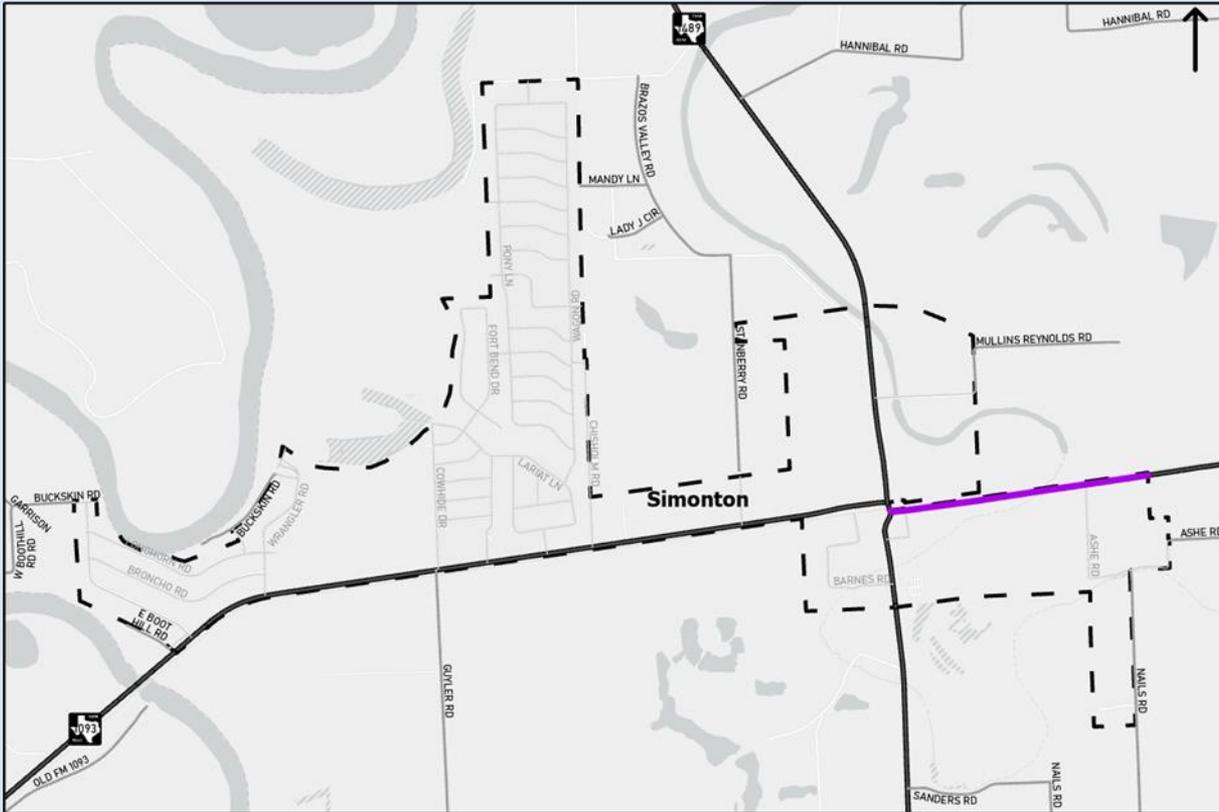


- Highest Level of Road: Farm-to-Market Roads
 - FM 1489 (N/S)
 - FM 1093 (E/W)
- Major Streets:
 - Wrangler Rd
 - Cowhide Dr
 - Chisolm Trail

Existing Road Network

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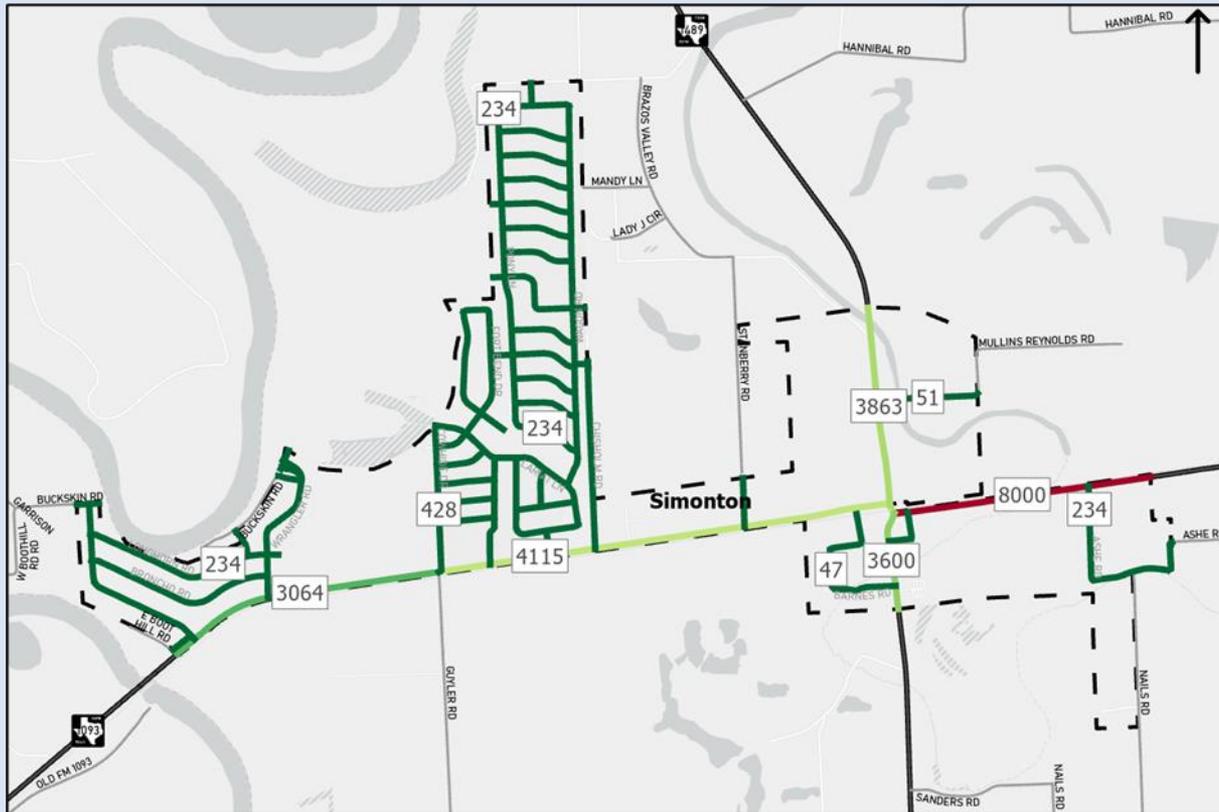


- 1 Road Widening Project through TxDOT

Planned TxDOT Projects

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- Most local streets have a daily volume is 234 veh/day
- Max volume is on FM 1093 at 8,000 veh/day
- Traffic diverges at FM 1489 intersection
- ALL roads perform at **Level of Service A**

Traffic Volume (2021)

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- **3 crashes** with Commercial Vehicles
- **Unsafe lane changing** is the leading cause
 - *FM 1093 is a one-lane road*
- **8 crashes (40%)** led to injury
- **4 crashes (20%)** were DUI
- **5 crashes (25%)** were “Evasive Action/Evading Police”

Traffic Crashes (2018-2022)

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Infrastructure & Resiliency

- Floodplain
- Harvey Flooding
- Utilities
 - Drainage
 - Water
 - Wastewater
 - Pipelines

Infrastructure & Resiliency

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The City of Simonton infrastructure is comprised of Drainage, Water and Wastewater.

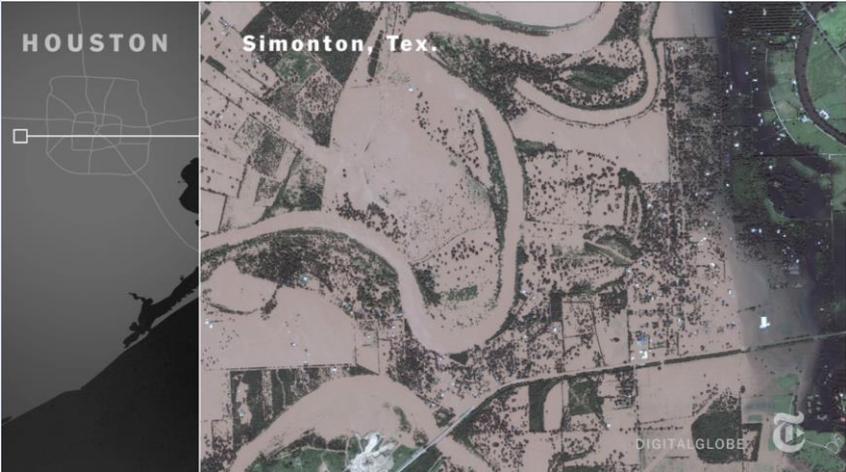
- **Drainage:** Local streets within the City are served by open ditches on either side of the street
- **Water:** The City does not provide water service. The primary source of water is Simonton is water wells.
- **Wastewater:** The City does not have wastewater infrastructure. Septic tanks are used to treat the domestic wastewater.
- **Gas:** Natural Gas transmission lines exists within the City limits

Existing Infrastructure

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- Approximately 50 inches of the rainfall over 4-days
- Approximately 80% of the City is inundated

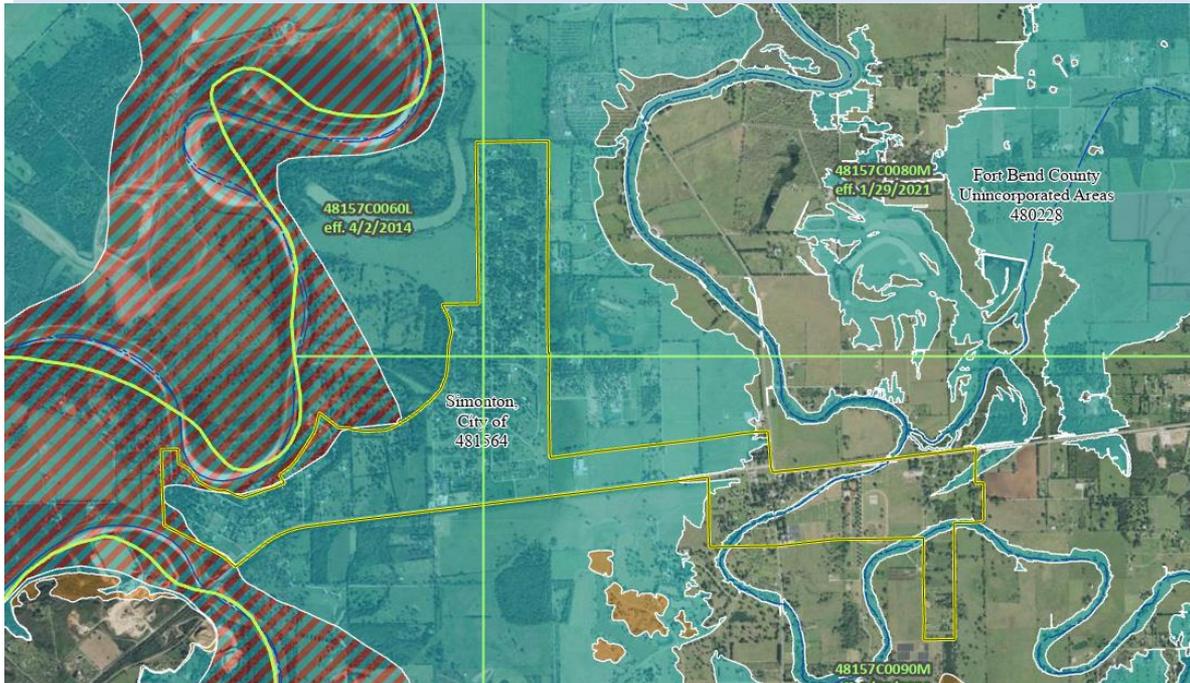


Source: H-GAC

Harvey Flooding 2017

COMPREHENSIVE PLAN - 2023





Source: Federal Emergency management Agency

- Approximately 75% of the City is 100-Year Floodplain
- For any new developments within the floodplain:
 - 1) Ground elevation must be raised
 - 2) Show no impact on Brazos

Flood Insurance Rate Maps (FIRMs)

COMPREHENSIVE PLAN - 2023



Any improvements or mitigation strategies that result in modification to mapped floodplain boundaries will require the community to go through **FEMA's Map Revision Process (\$\$\$)**

— **Levees**

- Can protect entire communities by removing them from floodplain boundaries. However, that floodplain will need to go somewhere else and will likely impact another, neighboring community at a large-scale.
- Challenging to permit and receive approval

— **Overflow/Relief Channels**

- Can alleviate risk by providing additional flow paths for flooding. If lower magnitude, more frequent flooding is experienced within a community, these types of channels can greatly support mitigation of flood damages.
- Magnitude of risk reduction varies from site to site.
- Though flood elevations may decrease, area of flooding may increase.

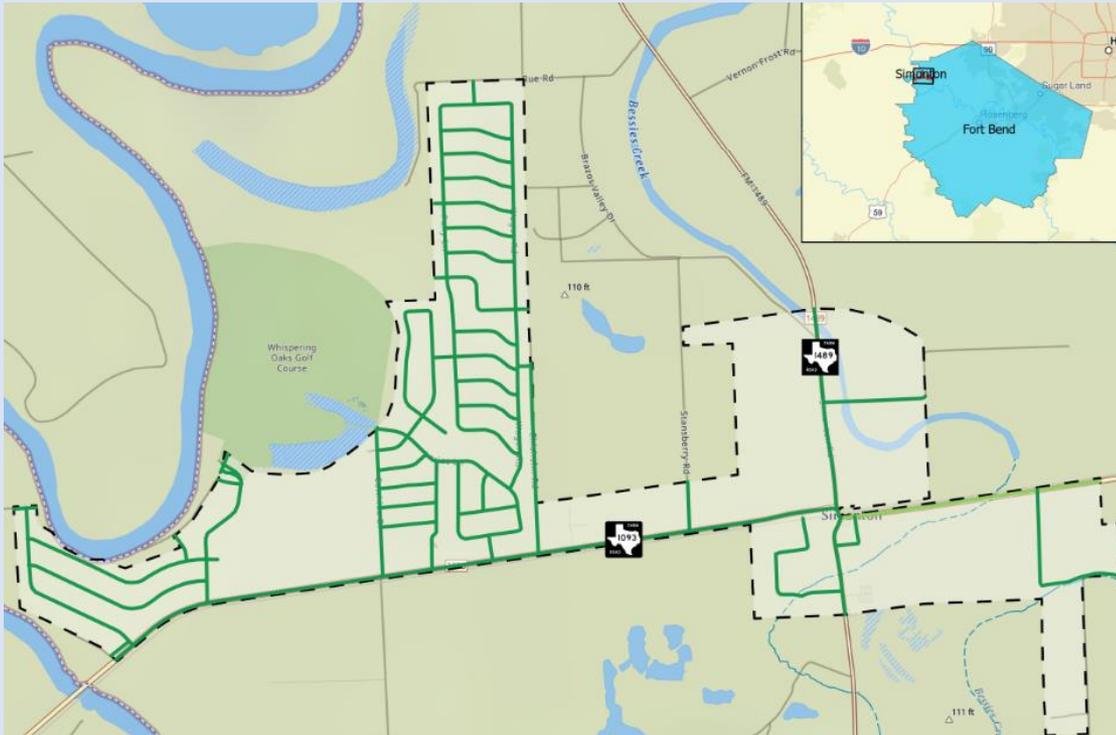
— **Elevation of Terrain**

- Importing fill to raise proposed developments and roadways can remove them from the floodplain.
- Only for newer developments; existing homes and businesses can not be elevated.

Potential Mitigation Strategies

COMPREHENSIVE PLAN - 2023





- Predominantly served by open-ditch system on both sides

Challenges:

- Frequent maintenance
- Siltation
- Contamination

Recommendation:

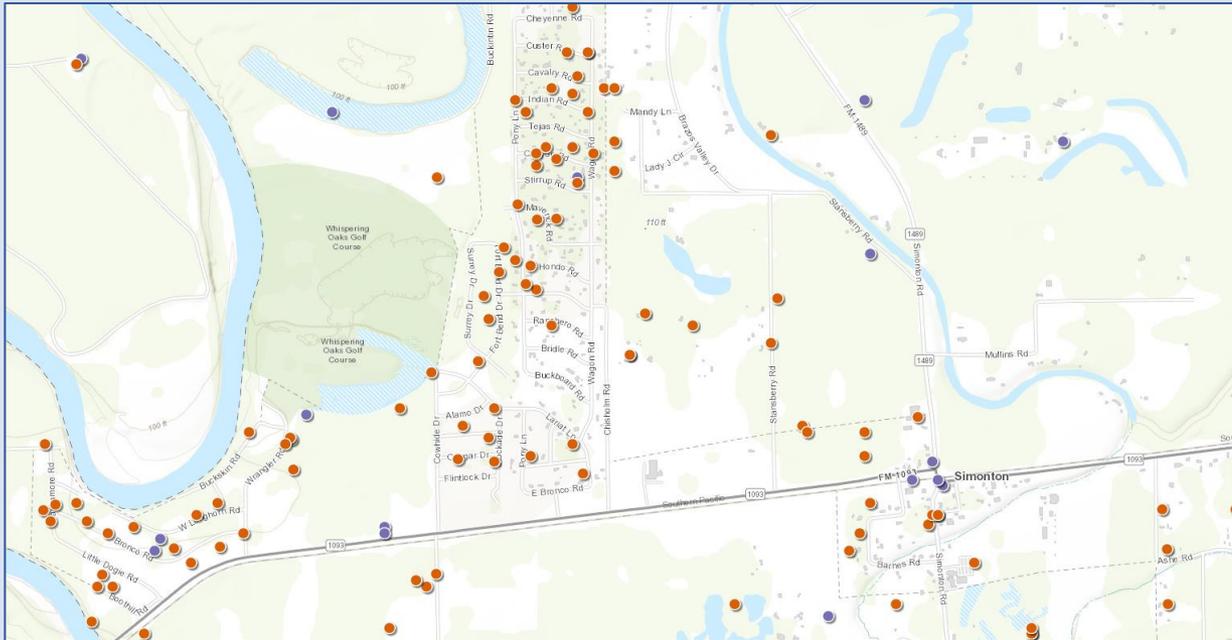
- Consider drainage master plan to install underground storm sewer system

Source: TWDB

Existing Drainage

COMPREHENSIVE PLAN - 2023





Source: TWDB

- Based on available information, all properties have private wells

Challenges:

- Dependent of ground water levels
- Untreated water
- Electrical dependency

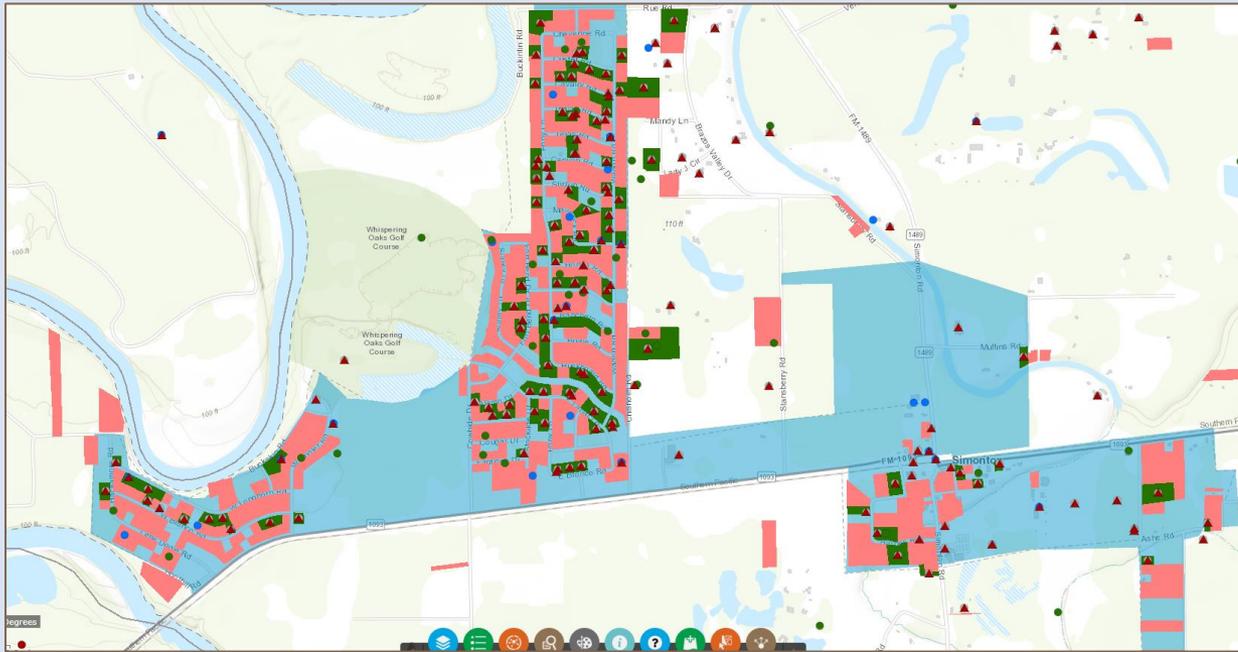
Recommendation:

- Consider City treated water supply master plan (avenues)

Existing Water Wells

COMPREHENSIVE PLAN - 2023





Source: H-GAC

- Based on available information, all properties have private septic systems

Challenges:

- Cost of Installation
- Maintenance
- Progressive failure
- Required space

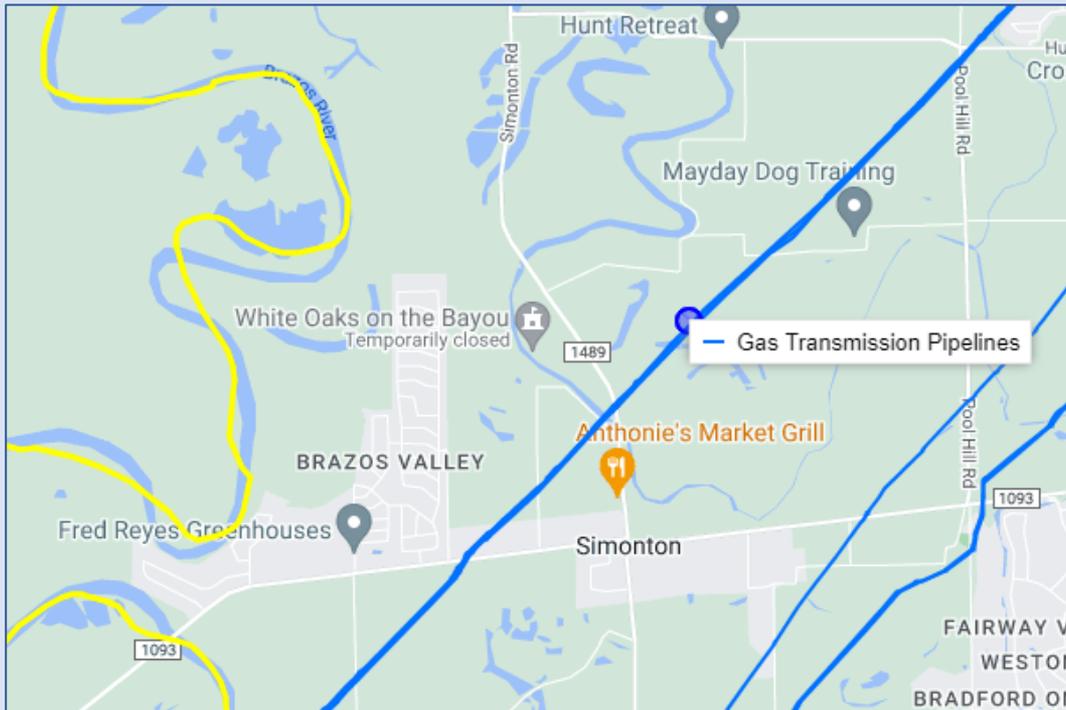
Recommendation:

- Consider wastewater sewer and treatment plant master plan (avenues)

Existing Septic Tank Locations

COMPREHENSIVE PLAN - 2023





- High pressured gas transmission lines
- Need additional permits and approval for any development within the vicinity

Source: National Pipeline Mapping System

Existing Pipelines

COMPREHENSIVE PLAN - 2023



Economic Development

Introduction

Preliminary Findings

COMPREHENSIVE PLAN - 2023



Factors Influencing Community Development

- I-10 Corridor: tremendous growth in warehouse & distribution facilities
- S.H. 36, FM 1489 and FM 1093
- Twinwood and its related companies
- Growth trends moving west from Fulshear
 - Residential growth continues to expand westward
 - Commercial development following roof tops
 - Changes in retail marketplace
- Fort Bend County Transportation and Mobility Projects
- Westpark Tollway Expansion
- Changes in development requirements (i.e. Atlas 14)
- Access to utilities
- Proximity to other development

Economic Development

COMPREHENSIVE PLAN - 2023



Fast Facts – Texas Medical Center

- 21 renowned hospitals—including M.D. Anderson Cancer Center, the No. 1 cancer hospital in the country.
- 13 support organizations, eight academic and research institutions, six nursing programs, three public health organizations, three medical schools, two universities, two pharmacy schools and dental school— the largest medical complex in the world.
- Handles approximately 7.2 million patient visits annually, including 16,000 international patient visits.
- More heart surgeries are performed in the Texas Medical Center than anywhere else in the world.
- Accounts for over \$25 billion in direct economic impact,
- Provides over 140,000 jobs region wide.



Fast Facts – Houston MSA

- Houston is home to the 2nd largest concentration of Fortune 1000 companies in the country (49) behind New York (72).
- 22.3 million visitors to the Bayou City in 2018
 - 18 million were domestic travelers
 - 4.3 million were international
- Hospitality is Houston's fifth-largest industry
 - Generated ~\$513 million in tax revenue 2018
 - Tourism and hospitality drive ~140,000 across the metropolitan area.

Economic Development

COMPREHENSIVE PLAN - 2023



HOUSTON EMPLOYMENT RECOVERY AS OF DEC '21

Industry/Sector	Initial Loss	Jobs Re-covered	Left to Recoup	% to Recoup*
Total Payroll Jobs Lost	-361,400	316,700	44,700	12.4
Manufacturing	-11,500	-6,700	18,200	158.3
Government	-9,100	-1,700	10,800	118.7
Construction	-24,000	-3,700	27,700	115.4
Real Estate	-6,400	700	5,700	89.1
Wholesale Trade	-8,900	1,100	7,800	87.6
Information	-4,500	1,400	3,100	68.9
Hotels	-11,000	4,200	6,800	61.8
Arts, Recreation	-17,400	10,200	7,200	41.4
Restaurants, Bars	-99,500	90,600	8,900	8.9
Energy	-6,100	5,900	200	3.3
Other Services	-30,200	29,600	600	2.0
Admin Support	-25,500	27,500	Fully Recovered	
Educational Services	-8,000	11,000	Fully Recovered	
Finance, Insurance	-1,400	6,200	Fully Recovered	
Health Care	-37,700	41,200	Fully Recovered	
Prof, Sci, Tech Svcs	-13,800	14,300	Fully Recovered	
Retail Trade	-40,000	52,200	Fully Recovered	
TWU*	-4,300	33,700	Fully Recovered	

*A value greater than 100% means the sector has lost jobs even after the March - April '20 shutdown.

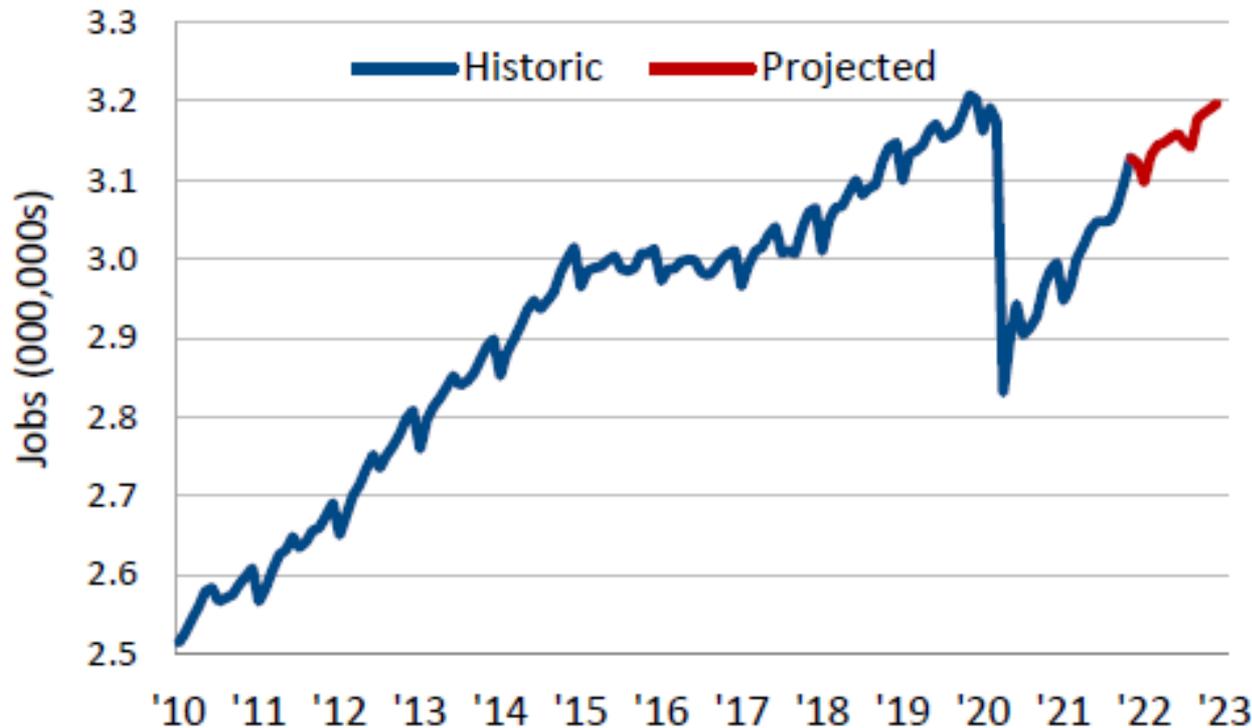
Source: Greater Houston Partnership calculations based on Texas Workforce Commission data.

Economic Development

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METRO HOUSTON, NONFARM PAYROLL EMPLOYMENT



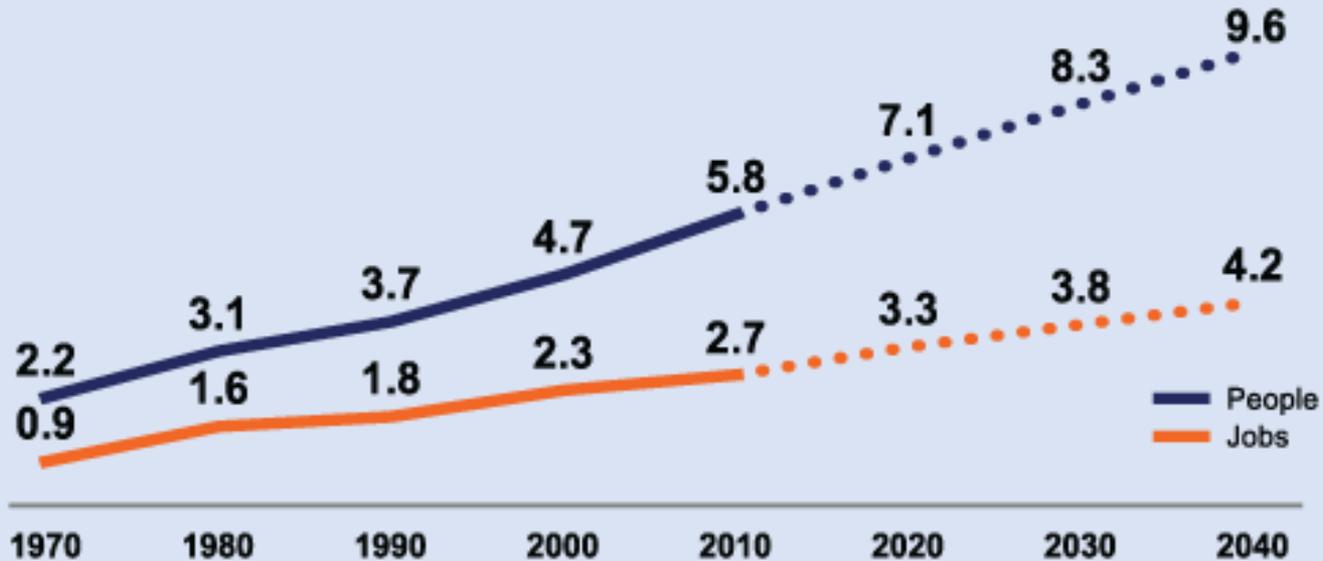
Source: Texas Workforce Commission (historic); Greater Houston Partnership (projected)

Economic Development

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PEOPLE AND JOBS 1970-2040

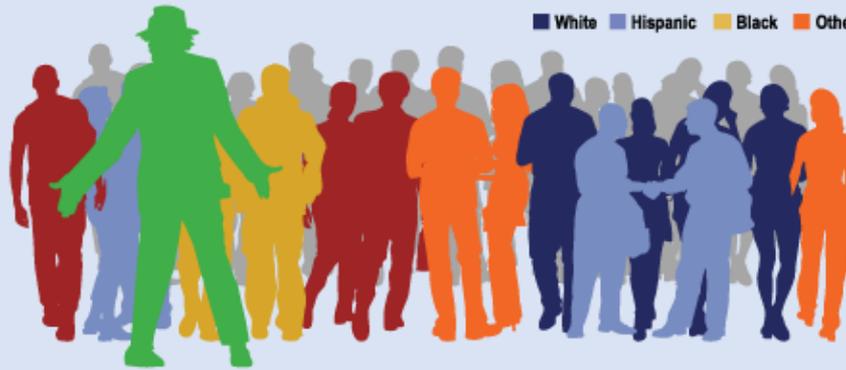
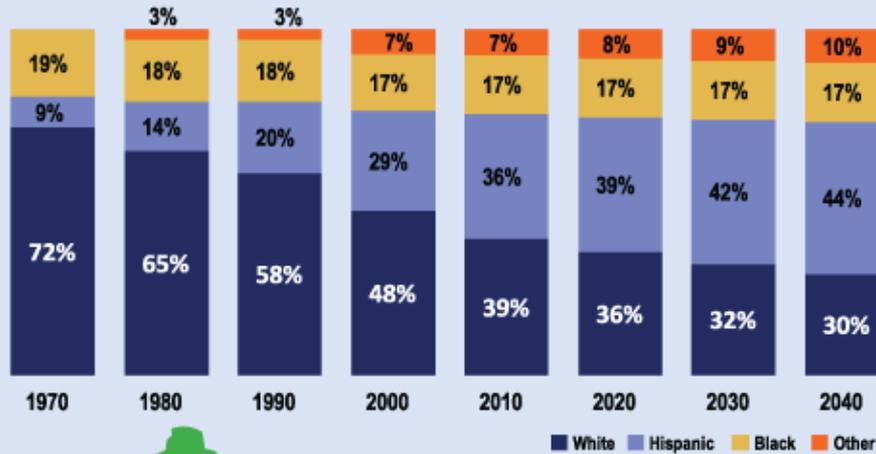


Economic Development

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DIVERSITY

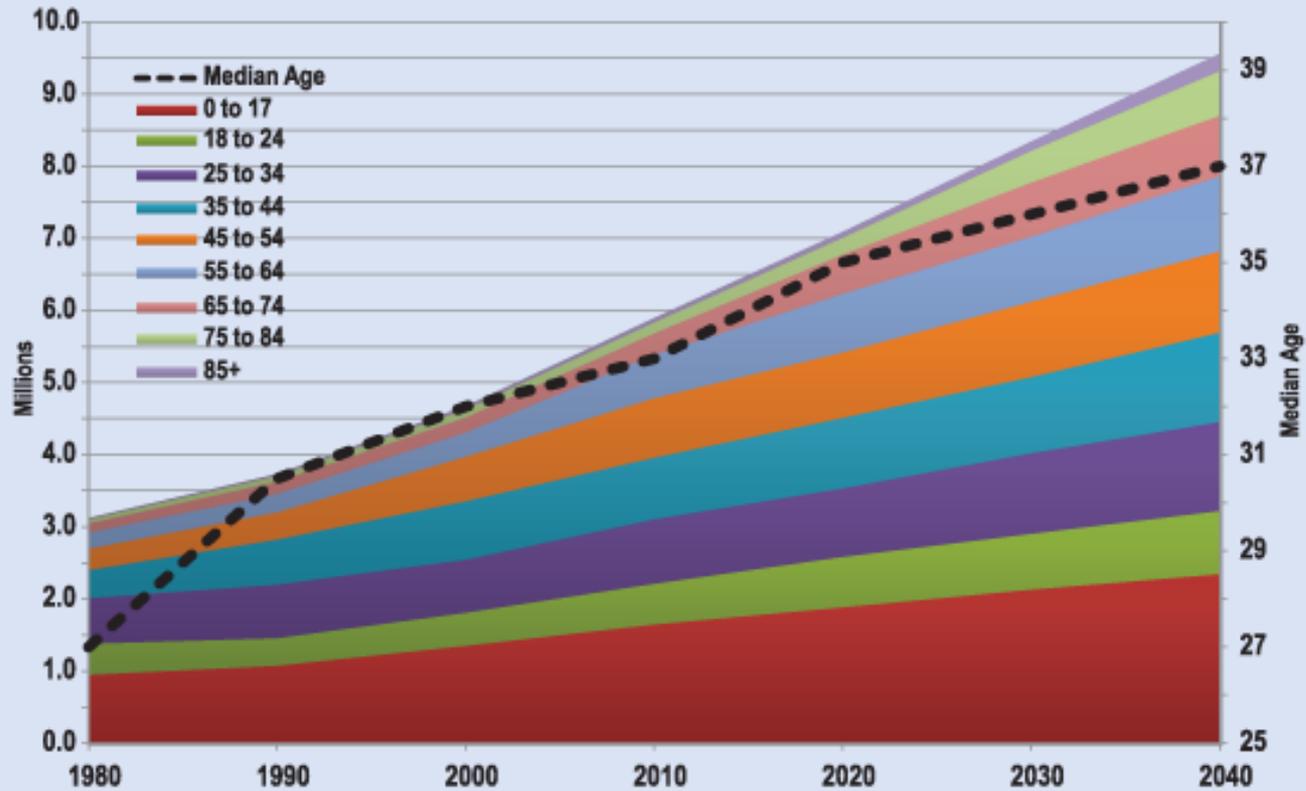


Economic Development

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AGE GROUPS



Economic Development

COMPREHENSIVE PLAN - 2023



Texas Ports Summary

- Texas has 11 deep-draft ports, eight shallow-draft ports, and two recreational ports that are critical to the economic growth of the state and are key components of the state's transportation system; the Maritime Division works to promote the development and intermodal connectivity of each of these.

Economic Development

COMPREHENSIVE PLAN - 2023



In 2019, Texas ports ranked first nationwide for total waterborne tonnage handled-- moving nearly 598 million ton of cargo, including 446 million tons of international cargo and 180 million tons of domestic cargo.

Texas ports also handled nearly three million twenty-foot equivalent unit containers and served nearly 500,000 cruise passengers.

Five of the state's ports are ranked in the top 20 U.S. ports by total tonnage, including:

Port Houston (1st)

Port of Corpus Christi (4th)

Port of Beaumont (5th)

Port of Texas City (16th)

Port of Port Arthur (19th)

Economic Development

COMPREHENSIVE PLAN - 2023



Port of Houston Statistics

- **Officially Ranked the #1 Port**
 - *Number 1 U.S. port in foreign waterborne tonnage*
 - *Number 1 U.S. port in total foreign and domestic waterborne tonnage*
 - *Number 3 U.S. port in terms of total foreign cargo value*
- **2020 Statistical Highlights for Port Houston**
 - *6th ranked U.S. container port by total TEUs*
 - *Largest Gulf Coast container port, handling 69% of U.S. Gulf Coast container traffic*
 - *Largest Texas port with 96% market share in containers*
- **2020 Statistical Highlights for the Houston Ship Channel**
 - *Largest Texas port with 40% of market share by tonnage*



Economic Development COMPREHENSIVE PLAN - 2023



Housing

Economic Development

COMPREHENSIVE PLAN - 2023



Key Market Stats:

- Zillow Home Value Index (ZHVI) for Houston is \$241,052 through November 2021.
- Home values in Houston increased by 17.6% over the last year.
- Over the last five years home values in Houston increased by nearly 48%.
- Median sales price of a single-family home in Houston is \$314,000 according to the Houston Association of Realtors (November 2021).
- Median single-family home prices in Houston have increased by 16.3% year-over-year.
- Year-to-date sales of single-family homes in Houston are up 5.6% compared to the same time last year.
- Days on market that it takes the average home in Houston to sell decreased to 35 days.
- Inventory of homes for sale in Houston is only 1.6 months.
- Of the 89 neighborhoods in Houston, Neartown-Montrose is the most expensive with a median listing price of \$584,900, based on the most recent report from [Realtor.com](https://www.realtor.com).
- Most affordable neighborhood in Houston to buy a home is Sharpstown, where the median listing price is \$170,000.

Economic Development

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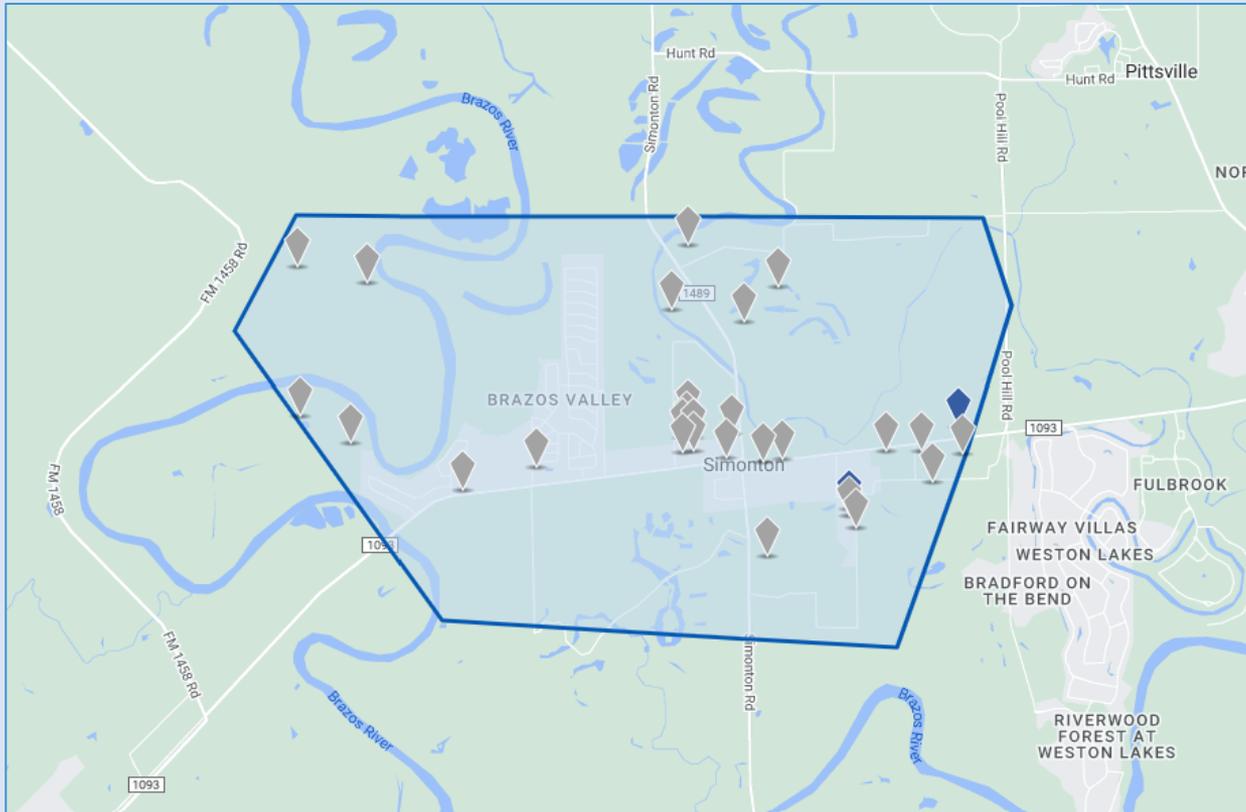
Housing Trends

- According to the U.S. Census Bureau, the median size of a lot for new construction in 2018 was 8,982 square feet, or about one-fifth of an acre. By comparison, the median size of a home lot in 2009 was 10,994 square feet, or one-fourth of an acre. That's a square footage drop of 18.3 percent in average size.
- Why are larger lots going away? Is less land being carved out for new homes in America? It boils down to price and preference.
- Land also plays a sizeable role in the homebuying experience. The lot makes up roughly one-fourth of the sale price of a single-family home, meaning a smaller lot can dramatically reduce how much someone pays for a new place to live.
- 40 percent of all buyers said they'd be willing to settle for a smaller lot in order to afford a new home

Economic Development

COMPREHENSIVE PLAN - 2023





- 29 properties identified
- Two current active listings
- Does not include Twinwood
- 23 listings for undeveloped land

Source: Costar

Commercial Property Listings

COMPREHENSIVE PLAN - 2023



Visioning

- a. Mentimeter
- b. Map Exercise

Visioning

COMPREHENSIVE PLAN - 2023



Visioning Stations

4 stations, please visit each one to provide your thoughts, good or bad.
Assets, problems, vision

Each Station – facilitator, map, summary of previous comments,
list of questions to guide the facilitator

One topic at each station:

Land Use

Mobility & Transportation

Infrastrucutre & Drainage/Flooding

Economic Development

Stations

COMPREHENSIVE PLAN - 2023



Land Use

Commercial/Retail Offices

Where would you like to see commercial on the map (or not)

Small neighborhood store location

What are your top commercial business types? Does it have hotels?

Your vision for a downtown Simonton?

Residential

Location and types of housing - (Apartments/multi-family/cottages (young families))

Retirement housing/ communities/ in what form

Other missing housing types

Parks/Open Space

Parks – locations – existing and desired

Gathering place/plaza for the city/ mini-city center – where?

Tree preservation

Natural areas to be preserved, uses?

Bessie's Creek – location and access

Best place to access the river

Best connection to the new 100 acres county park south of city limits

Character/Identify/Sense of place

Areas and elements that add character- locate on map

Historic assets

What type of community events are taking place in the city?

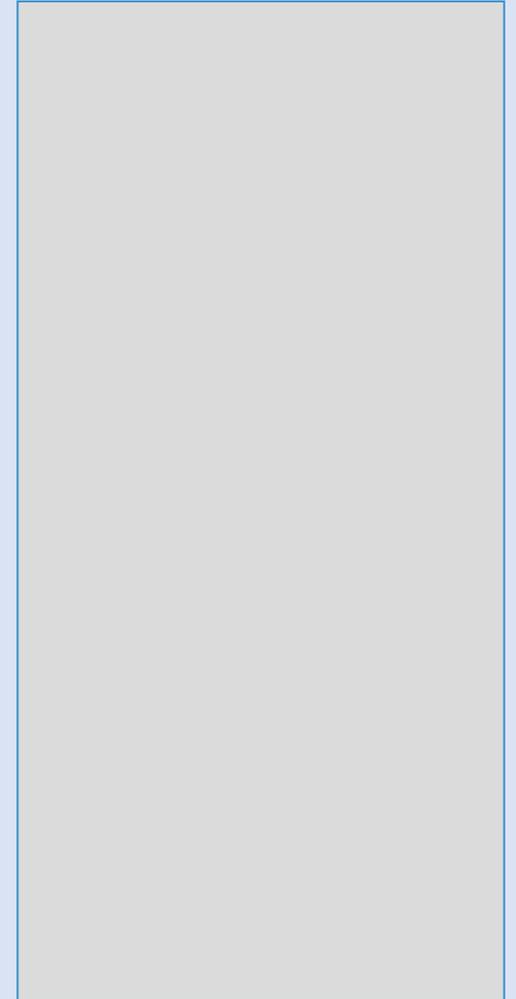
Entryways, location for entrance sign, way finding, branding, landmarks

Station - Land Use and Community Character

COMPREHENSIVE PLAN - 2023



Describe how Simonton has changed over the last 10 years.
Who lives in Simonton today?
How big is Simonton?
What are your top commercial business types?
What does the retail environment
Your vision for a downtown Simonton?
What type of community events are taking place in the city?
Does it have hotels?
Is there a look to the community?
What is uniquely Simonton

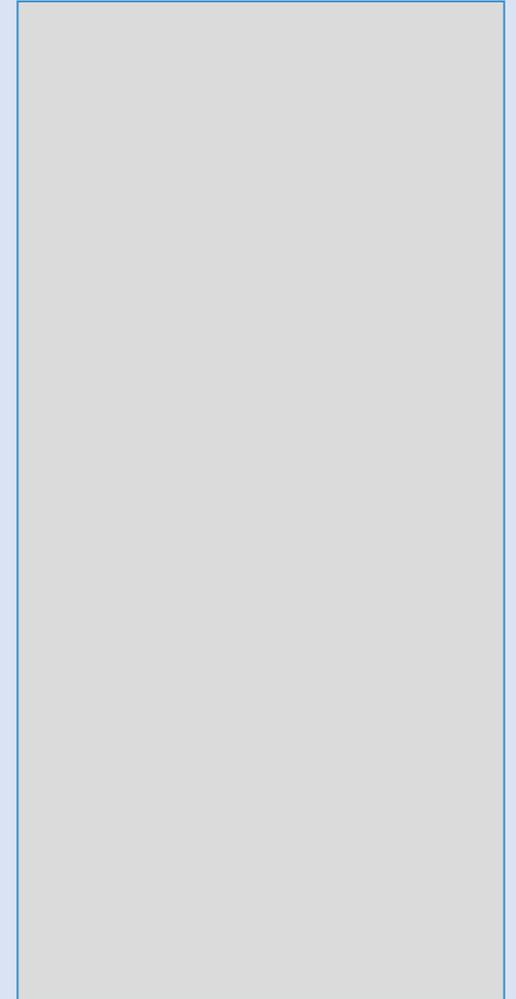


Station - Land Use and Community Character

COMPREHENSIVE PLAN - 2023



Unsafe intersections
Best places for bike lanes
Best places for pedestrian connections, missing links
Safety concerns
Parking issues
Congestion
Condition of streets
Mobility issues during flooding
Other connections or improvements that would be beneficial



Station - Mobility

COMPREHENSIVE PLAN - 2023



Infrastructure

Issues with septic systems/ health hazards

Water availability

Drainage issues

Environmental concerns – E.g. property at Blacksmith St. and FM 1489 – sewage seepage in the yard into street

Flooding

Areas of frequent flooding

Safety issues

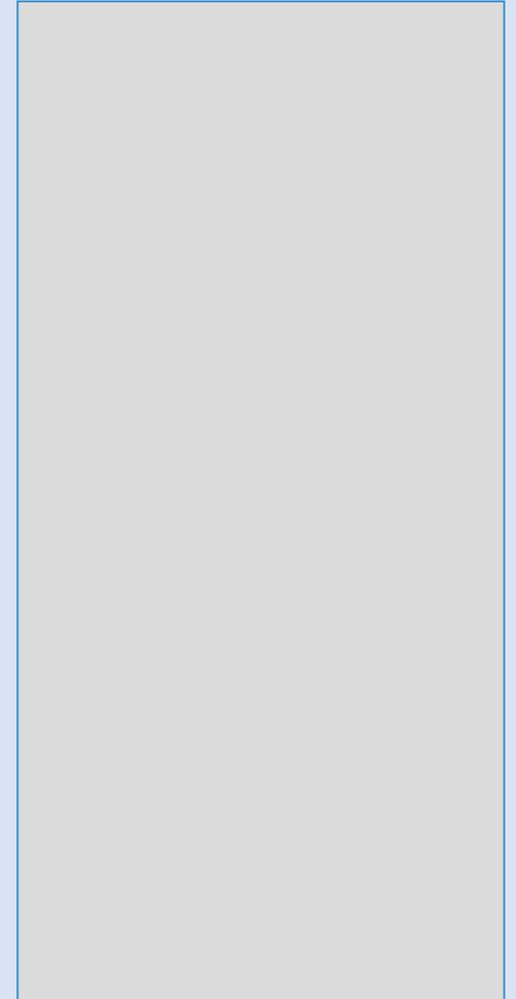
Issues with rebuilding/permitting

Station – Infrastructure & Flooding

COMPREHENSIVE PLAN - 2023



- Revitalize downtown
- Expand local economy
- Invest in infrastructure
- Retain and attract business
- Attract capital investment
- Create opportunities for employment
- Grow city limits and ETJ
- Shape growth/promote quality
- Design standards & landscaping
- Help City prepare for growing service demands
- Maintain and enhance quality of life



Station - Economic Development

COMPREHENSIVE PLAN - 2023

