

Section IV

LONG-TERM PLANS

The Missouri City Comprehensive Plan is designed as a framework for guiding future development, redevelopment, and community enhancement in the City and its associated planning area over the next 20 years and beyond. The purpose of this plan is to establish a vision, along with realistic goals and achievable strategies that residents, business and land owners, major institutions, civic groups, and public officials prefer—and will support with action—in the years ahead.

Local planning allows the City of Missouri City to have a greater measure of control over its destiny rather than simply reacting to change. Planning allows the City to pro-actively manage future growth and development, as opposed to reacting to development proposals and public development decisions on a case-by-case basis, without adequate and necessary consideration of community-wide issues.

The process required to update the Missouri City Comprehensive Plan may prove more valuable to the community than the plan itself since the document is ultimately only a snapshot in time. The planning process involves major community decisions about how much and where growth will occur, the nature of future development, and whether the community can afford to provide the necessary public services and facilities to support this growth. This leads to pivotal discussions about what is “best” for the community and how everything from taxes to “quality of life” will be affected.

Long-range planning also provides an opportunity for the City’s elected and appointed officials to step back from pressing, day-to-day issues and clarify their ideas on the kind of community they are trying to create. Through the plan development process, they can look broadly at programs for neighborhoods, housing, economic development and provision of public infrastructure and how these concerns may relate to one another. The Missouri City Comprehensive Plan represents a big picture of the community, one that can be related to the trends and interests of the broader region as well as the State of Texas.

Local planning often is the most direct and efficient way to involve members of the general public in determining the future direction of their community. The process of plan preparation provides a rare opportunity for two-way communication between citizens and local government officials as to their vision of the community and the details of how that vision is to be achieved. The plan will result in a series of goals and policies that, ideally, will guide the City in administering development regulations; in determining the location, financing and sequencing of public improvements; and, in guiding reinvestment and redevelopment efforts. The plan also provides a means of coordinating the actions of many different departments and divisions within the City.

In summary, important reasons for long-range planning in Missouri City include:

- ◆ To ensure adequate public facilities to meet the demands of future growth and development.
- ◆ To develop an efficient growth pattern that reflects the values of the community.
- ◆ To ensure the long-term protection and enhancement of the visual image and appearance of the community.
- ◆ To provide a balance of land uses and services throughout the community to meet the needs and desire of its growing population.
- ◆ To involve local citizens in the decision-making process and reach consensus on the future vision for Missouri City and its ongoing development.
- ◆ To develop annual work programs and prioritize improvements consistent with the Comprehensive Plan.

Plan Development

In Fall 2007, the City engaged a planning consultant and then appointed a broadly-representative Comprehensive Plan Advisory Committee (CPAC), including liaisons from City Council and the Planning & Zoning Commission to work with City officials, staff, and residents. Over the course of roughly a one year period, a variety of public outreach and involvement activities were conducted, background studies were completed, and individual elements of the plan were drafted, reviewed and refined to arrive at an overall draft plan document for public and official consideration.

Land Use & Community Character

This chapter provides a vision for the future physical development of Missouri City and preferred growth areas in its extraterritorial jurisdiction. The purpose of this chapter is to establish the necessary policy guidance that will enable sound decision-making about the compatibility and appropriateness of individual developments within the context of the larger community. The land use and community design elements will serve as the City’s policy for directing ongoing development and managing future growth, preserving valued areas and lands, and protecting the integrity of neighborhoods, while also safeguarding and enhancing community image and aesthetics. All of these strategies are intended to achieve and maintain an envisioned community character for Missouri City.

GOAL 2.1: A more cohesive city.--*Pursue strategies to make Missouri City a more physically connected community.*

GOAL 2.2: More varied development to move beyond a “bedroom community” perception of Missouri City.--*Use development code provisions and direct recruitment to promote a balance of land use types as the community builds out in coming years.*



GOAL 2.3: An ongoing and increasing focus on neighborhood integrity and commercial redevelopment as the community continues to mature.--*Continue Missouri City’s transition to a redevelopment focus as effective build-out of most remaining, developable land is reached in coming years.*

GOAL 2.4: Public and private development and design practices that encourage resource conservation and protection.--*Instill a “green” development philosophy in Missouri City.*

GOAL 2.5: Quality design and community appearance.--*Continue to build upon Missouri City’s reputation for quality residential and commercial development.*

Chapter 3 - Growth Capacity

This chapter outlines methods by which the City can effectively manage its future development in a wise and fiscally responsible manner. It includes discussion of the community’s utility infrastructure and public service capacities, both for serving today’s community as well as future development and population. It then outlines policies regarding how the City intends to accommodate growth and new development to ensure efficient land and roadway network utilization, orderly extension of public services, and achievement of a desired urban form and character over the coming decades.

GOAL 3.1: Coordinated and efficient provision of basic utility services to Missouri City residents and businesses.--*Explore potential mechanisms for long-term utility system consolidation.*

GOAL 3.2: Orderly growth of the community and efficient expansion of the City’s infrastructure and public service capacities to support desired growth. --*Use sound planning and targeted capital investments to ensure adequate growth capacity and comply with regulatory mandates.*

GOAL 3.3: Development patterns in targeted growth areas that are consistent with the City’s service capacities and desired community form and character.--*Ongoing planning and zoning practices which provide for inward as well as outward growth of the community.*

Chapter 4 - Parks & Recreation

This chapter provides an inventory of existing parks and recreational resources, leading to an analysis of current conditions and an assessment of existing and future needs. A service analysis is included to evaluate the locations of existing sites and facilities relative to the existing and planned pattern of development. A plan for enhancing existing sites and providing facilities concurrent with new development reflects the findings and direction of the City’s recently adopted Parks Master Plan.

GOAL 4.1: Recognized.--*The Missouri City Park System will maintain a high Quality of Life for its citizens by striving to maintain and develop park lands at a rate recognized statewide as a standard of excellence to be emulated.*

GOAL 4.2: Develop.--*The Missouri City Park System will provide park and leisure facilities for a wide range of passive and active recreation opportunities.*

GOAL 4.3: Opportunities.--*The Missouri City Park System will provide a wide range of recreational programs and classes.*

GOAL 4.4: Connect.--*The Missouri City Park System will connect, by hike and bike trails, cultural, recreational and commercial areas.*

GOAL 4.5: Special Events.--*The Missouri City Park System will provide a variety of special events, which offer family oriented activities close to home.*

GOAL 4.6: Aesthetics.--*The Missouri City Park System will enhance the aesthetics throughout the park system.*

GOAL 4.7: Balance. --*The Missouri City Park System will create, within each park, a zone that is passive and active. Goal to be 50% passive / 50% active within each park.*

Chapter 5 - Mobility

This chapter addresses community-wide mobility needs, on all levels, from sidewalks and bike routes, to local streets and neighborhood access, to arterial roadways and highways, as well as public transit. This plan element includes an updated Thoroughfare Plan, which is the long-term plan for orderly development of an overall system of roadways for the City and its planning area. This long-range planning tool is to be used as a guide for securing right-of-ways and upgrading and extending the network of arterial and collector roads and highways in an efficient manner. This should be done concurrent with ongoing development and consistent with the urban form and community character objectives contained in the Land Use & Community Character chapter.

GOAL 5.1: A regional transportation network for moving people and goods to, from, and through the community in an efficient and safe manner.--*Coordinate with local, State and federal agencies in enhancing regional mobility.*

GOAL 5.2: A system of arterial and collector roadways that provides adequate connectivity and through movement in the City. --*Use the Thoroughfare Plan map and functional classification of roadways to achieve adequate mobility within the community and preserve right-of-ways.*

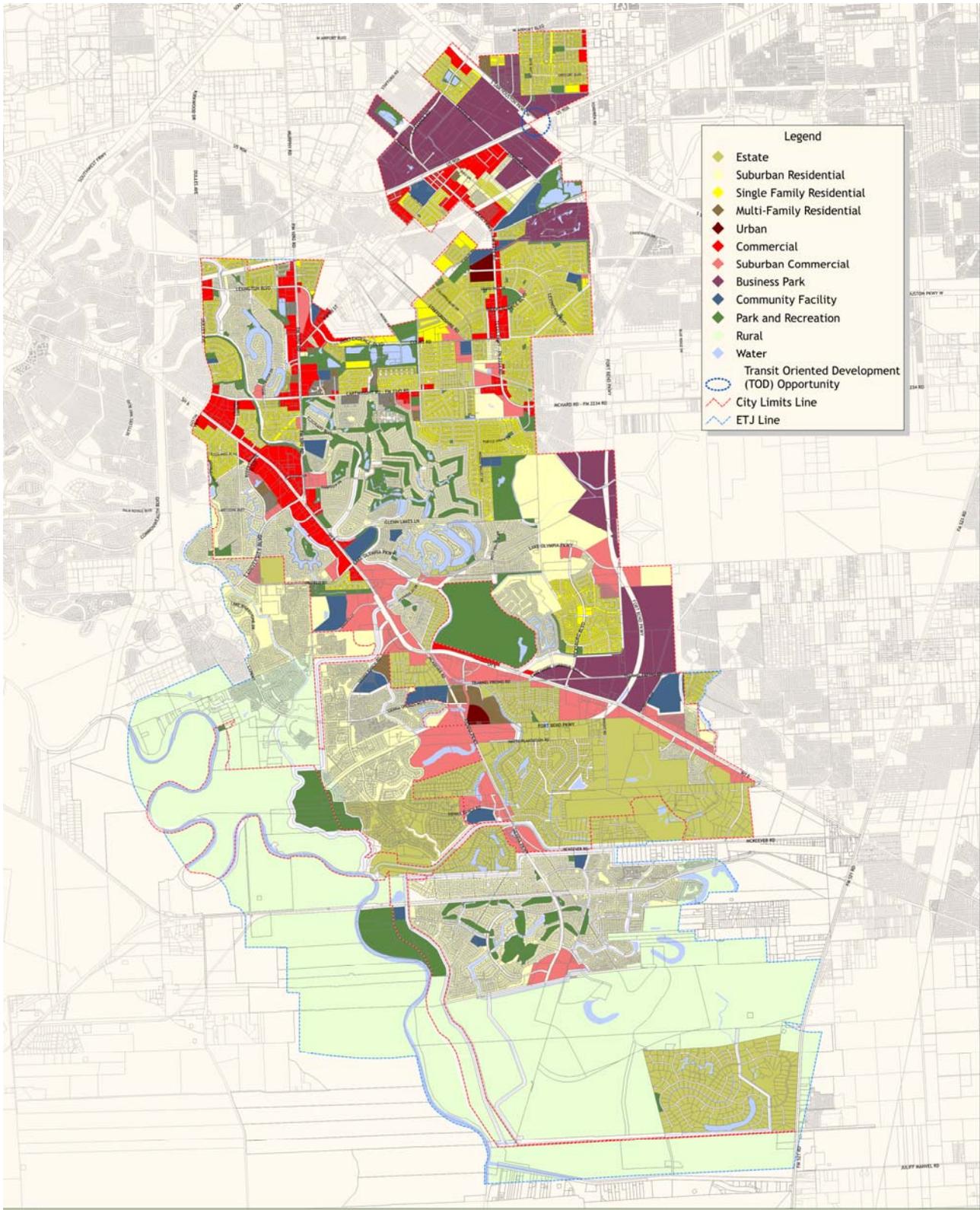
GOAL 5.3: A mobility system that offers a variety of choice in modes of travel.--*Enhance mobility options within the City and to nearby and regional destinations.*

GOAL 5.4: Roadways that accommodate all users of the system and are designed to fit the physical setting of the community and contribute to community character.--*Design transportation infrastructure so that it fits the physical setting of the community, contributes to Missouri City's character, and capitalizes on natural and historical features.*

Chapter 6 - Implementation

This final chapter utilizes the recommendations of the individual plan elements to consolidate an overall strategy for executing the Comprehensive Plan, particularly for the highest priority initiatives that will be first on the community's action agenda. Specific tasks are cited, which must be accomplished to achieve the community's vision and goals. This chapter also outlines the organizational structure necessary to effectively implement the plan, including roles and responsibilities, and establishes a process for annual and periodic appraisal of plan implementation efforts and necessary updating of the plan.

The plan development process provided various opportunities for citizens and community leaders to participate in planning for Missouri City's future and have their individual concerns heard and taken into account. The comments and ideas received through this process are woven throughout this plan document in the form of issue summaries, goal and objective statements, and specific recommendations for action.



Legend

- ◆ Estate
- ◆ Suburban Residential
- ◆ Single Family Residential
- ◆ Multi-Family Residential
- ◆ Urban
- ◆ Commercial
- ◆ Suburban Commercial
- ◆ Business Park
- ◆ Community Facility
- ◆ Park and Recreation
- ◆ Rural
- ◆ Water
- Transit Oriented Development (TOD) Opportunity
- City Limits Line
- ETJ Line

Map By:
GIS Division
September 2014
Land Use Data Adopted
January 22, 2013



Land Use



0 0.5 1 2 3 4 Miles

Geographic Coordinate System North American Datum 1983(NAD83)

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