

SPECIAL WORKSHOP MEETING

July 1, 2025



Comprehensive Plan Update

Agenda

- ❑ **Team Introductions**

- ❑ **Background**

 - Planning History in Rosenberg
 - GLO RCP Grant and Tasks

- ❑ **Comprehensive Plan**

 - Purpose

 - Planning Steps

 - Themes

 - Report Contents

 - Why Now?

 - Economic Development & Market Forces

 - Surrounding Cities

- ❑ **Process and Schedule**

- ❑ **Public Engagement**

- ❑ **Next Steps**

- ❑ **City Council Input**



Team Introductions

City Council

Planning Commission

Comprehensive Plan Advisory
Committee (CPAC)

City Staff

Mindi Snyder
Client Services

Lata Krishnarao
Project Manager

Krishna Radhakrishnan
Planning/GIS

Steve Spillette (CDS)
Housing/Economic Analysis

Jim Patterson (Kimley Horn)
Urban Design

Peyton Arens (Kimley Horn)
Mobility



Planning History in Rosenberg

Prior to 1970 - First Comprehensive Plan

1995 - Comprehensive Plan Update

**2015 - Current Comprehensive Plan,
Livable Centers Planning Study**

2017 - Unified Development Code

2019 - Parks Master Plan

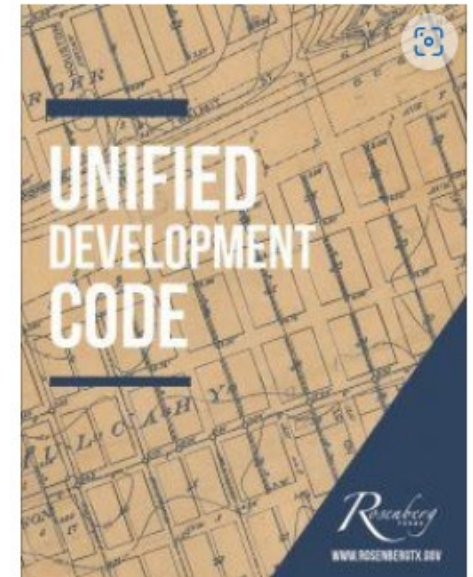
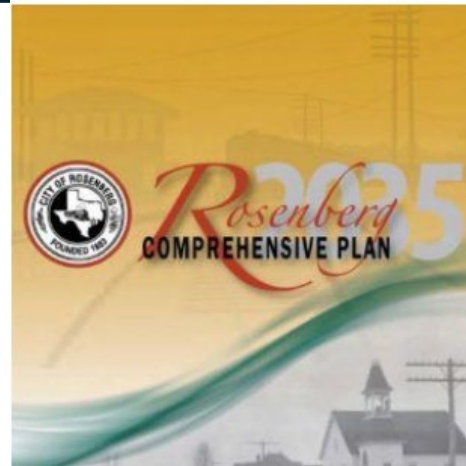
2023 - Thoroughfare Plan

**2024 - Hazard Mitigation Plan, Water Conservation Plan,
Economic Development Strategic Plan**



GLO RCP Grant and Tasks

- Formulate a forward-looking Comprehensive Plan that integrates hazard mitigation
- Amend the Unified Development Code



Purpose

- Shared community-derived vision for City & ETJ
- Resilient and balanced development
- Guide future land use, infrastructure, and mobility decisions
- Enhance financial planning, and policy development
- Asset management, service delivery, and programming
- Alignment with state and federal resilience priorities
- Continuous assessment and monitoring tool
- Proactive and practical implementation strategy
- Foundation/prerequisite for grants

Texas Local Government Code Sec. 211.004



Purpose

Implementation Dashboard (Example)

Recommendation Number	5d.i
Recommendation	Update Subdivision Standards
Action Steps	Adoption by City Council
Responsible Entity	Staff, City Council
Potential Partners	ISD, FBC, TXDOT, Drainage Dist.
Time Frame	12-18 months



Planning Steps

Community Engagement

Create a Vision

Articulate the community's wants and desires based on input from the community



Comprehensive Plan Update

Prepare a Plan

Develop a plan to achieve the vision, with goals, objectives, policies, strategies, programs, market conditions, etc.



Implementation Tools

Implement the Plan

Formulate strategies to make the plan happen - codes, UDC amendments, capital improvement plan financing strategies, etc.



Implementation Monitoring

Monitor the Plan

Formulate measures; evaluate effectiveness, results, and impacts. Staff, citizens, city officials, stakeholders

Themes

**Connectivity
Mobility**

**History
Downtown**

**Open Space/
Recreation**

**Housing &
Neighborhoods**



**Tourism
Arts & Culture**

Infrastructure

**Visual
Quality**

Economy

**Rural
Character**



Report Contents

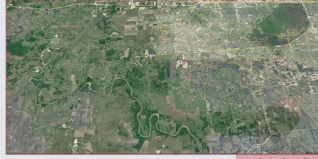
FUTURE CITY Land Use and Development

Fulshear, Texas

This plan section establishes the necessary policy guidance to enable the City of Fulshear to plan effectively for future development and redevelopment and for ongoing stewardship of areas intended to remain much as they are. Sound land use planning is essential to ensure that the City is prepared to serve anticipated public infrastructure and service needs and also to create and maintain a desired community character.

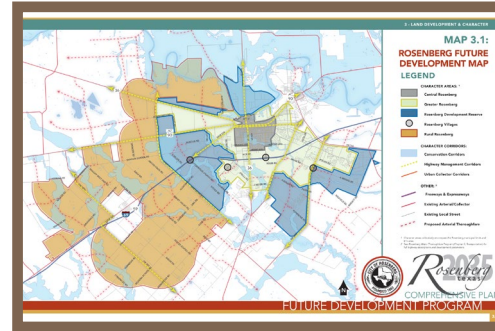
Land use considerations are integrated with all other Comprehensive Plan components. For instance, the transportation network provides access to land, which, along with real estate market factors, influences the type and intensity of development that may occur. The availability, capacity and condition of public utilities can dictate the location, amount and timing of development as can economic development efforts by the City and other partners. Similarly, proximity to parks and public facilities promotes public health and safety and affects the development potential of an area. Development character and site design shape community aesthetics and the perceptions held by area residents, visitors and those considering investment in Fulshear.

As Fulshear approaches build-out of its remaining developable land, finding ways to maintain the community character elements that drew many to Fulshear in the first place – such as its small town charm and connectors to nature – will become increasingly important. Fulshear has been transitioning in recent years to a largely suburbanized bedroom community. The pattern, mix and relative intensity of future land uses across the area will determine not only Fulshear's future character but also the ability of the City to continue to finance essential public services and desired amenities.



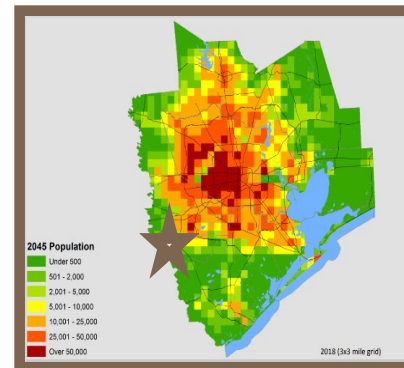
Source: Google Earth

Adapted 10/31/2021



Elements

Text
Maps
Graphics
Tables
Illustrations



9 INFRASTRUCTURE, DRAINAGE, & HAZARD MITIGATION

The Infrastructure, Drainage, and Hazard Mitigation Plans are strategic documents that set growth-related goals, objectives, and priorities for municipal infrastructure related to water purification and distribution, wastewater collection and treatment, and stormwater management, hazard mitigation and others supporting the Comprehensive Plan vision and objectives. These plans serve as a guide to all decision-making relating to the city's infrastructure needs. The plans include recommendations for maintenance and provision for existing and new water and wastewater networks and facilities, drainage improvements, capital improvements, mitigation of flooding and other hazards and provide resilient solutions. The plans also identifies sources of funding and opportunities for public-private partnerships and assist in applying for eligible grants from FEMA and other agencies.

A. Existing Conditions

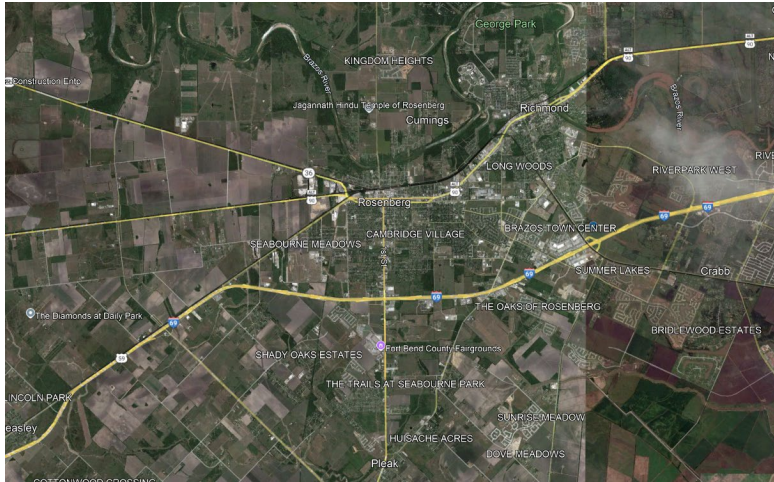
The City of Needville has not adopted Infrastructure, Drainage, and Hazard Mitigation Plans. Most of the areas within the City limits area served by city waste and sewer. FEMA has not identified any major flood areas within the city limits.

Flooding in Needville
Source: Fort Bend County Drainage District

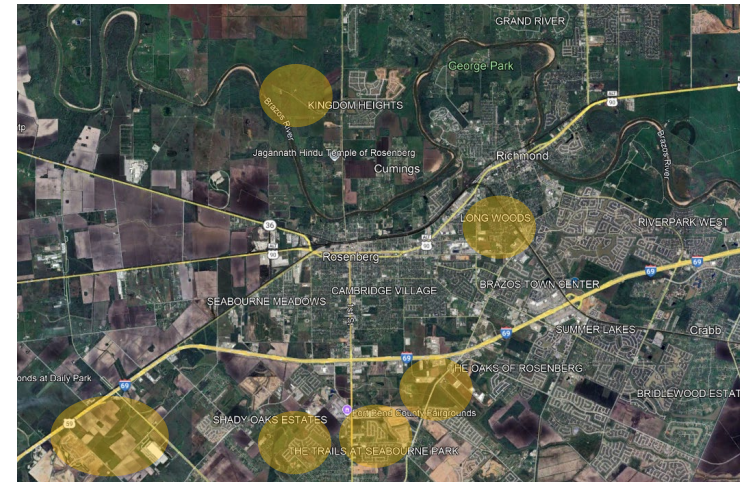
CITY OF NEEDVILLE COMPREHENSIVE PLAN 2020 63



Why Now?



2015
↓
2025



- Change is inevitable with rapid growth in the region
- Communities can create their desired future
- Available vacant land
- Vulnerability to hazards
- Available funding for plan preparation

Economic Development and Market Forces

Why is the market study component important?

Understanding Demographics

- *Regional Context*
- *Socioeconomic Characteristics*
- *Population & Employment Trends*

Understanding the Real Estate Market

- *Residential & Commercial*
- *Where are Supply and Demand not meeting?*
- *Future Year Projections*

Revitalization Requires Market-Based Solutions

Economic Development and Market Forces

Market Study Process

- Historic Data Trend Analysis
 - Demographics, Employment, Residential Market, Commercial Uses*
- Investigation of Planned Development
- Interviews & On the Ground Primary Research
- Neighborhood and Revitalization Analysis
- Recommendations for Economic Development tools
- Recommendations for infrastructure improvements to facilitate economic development

Economic Development and Market Forces

Market study results as part of a Comprehensive Plan

- Market-Based Guidance for Land Use Planning
- Review of Policies to Encourage Revitalization
New Development, Redevelopment, Maintenance & Repair of Existing Property
- Recommendations for Ongoing Neighborhood Management

Process and Schedule

COMPREHENSIVE PLAN UPDATE (1-11 MONTHS)

Mobilization (Months 1-2)

Kick-Off, Work Session with CC

Current Conditions (Months 3-4)

Population, Employment, Housing

Visioning (Months 3-6)

Community Vision & Guiding Principles

Future City (Months 7-8)

Draft Recommendations

Draft Plan & Implementation (Months 8-9)

Draft Plan

Finalization & Adoption (Months 10-11)

Work Session, Public Hearing, Final Report

- 
- City Council
 - Planning Commission
 - Focus Groups
 - Stakeholder
 - Questionnaire
 - CPAC Meeting
 - Townhall Meeting

UNIFIED DEVELOPMENT CODE UPDATE (11-20 MONTHS)



Public Engagement

Meet people where they are, what they want!

- Focus Groups
- One-on-one - interviews
- CPAC
- City Council
- City events, pop-up meeting
- Printed materials
- Digital methods
- Social media
- Online community engagement platforms



Next Steps

- Summarize the results from today's exercise and feedback
- Finalize the work plan & schedule
- Comprehensive Plan Advisory Committee (CPAC)
- Community Engagement
- Website
- Online Questionnaire
- Stakeholder/focus groups
- Data collection, research and findings

City Council Input

- **Residency** - How long have you called Rosenberg home or owned property here?
- **Strengths** - What do you like most about Rosenberg?
- **Areas of Improvement** - What do you think the city is lacking?
- **Opportunities** - Looking into the future, what opportunities should the City focus on?
- **Threats** - What are your concerns about the future of Rosenberg that need to be addressed?
- **Vision** - If you left Rosenberg today and returned in 10 years, what would you want to see?



Questions