



Looking into the Future of Fort Bend County

Rick J. Staigle, PE, PTOE
First Assistant County Engineer

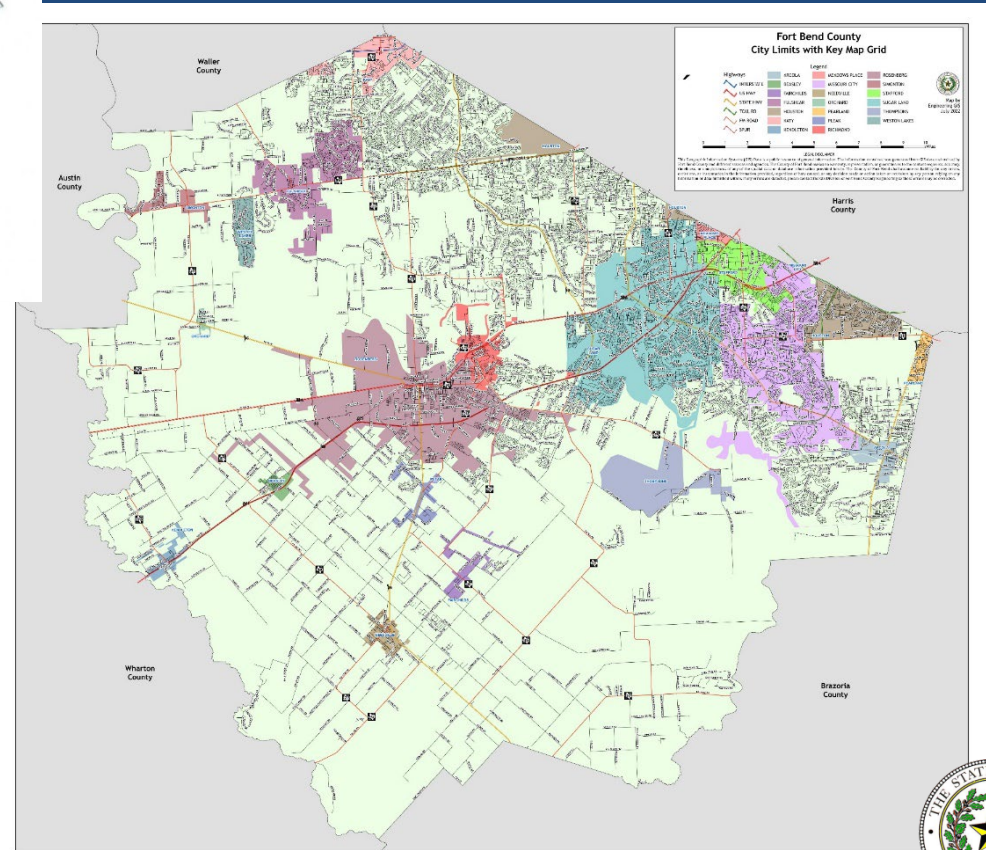
Wednesday, November 9, 2022

FORT BEND STATS

- 885 square miles
- 2,122 miles of County maintained public roads



- 79% unincorporated
- 20 cities & 21 ETJs
- ~213 MUDs



POPULATION GROWTH

Fort Bend County, Texas Population Growth



DEMOGRAPHICS & DIVERSITY

GDP Per Capita

\$33.6K



Population

858,527

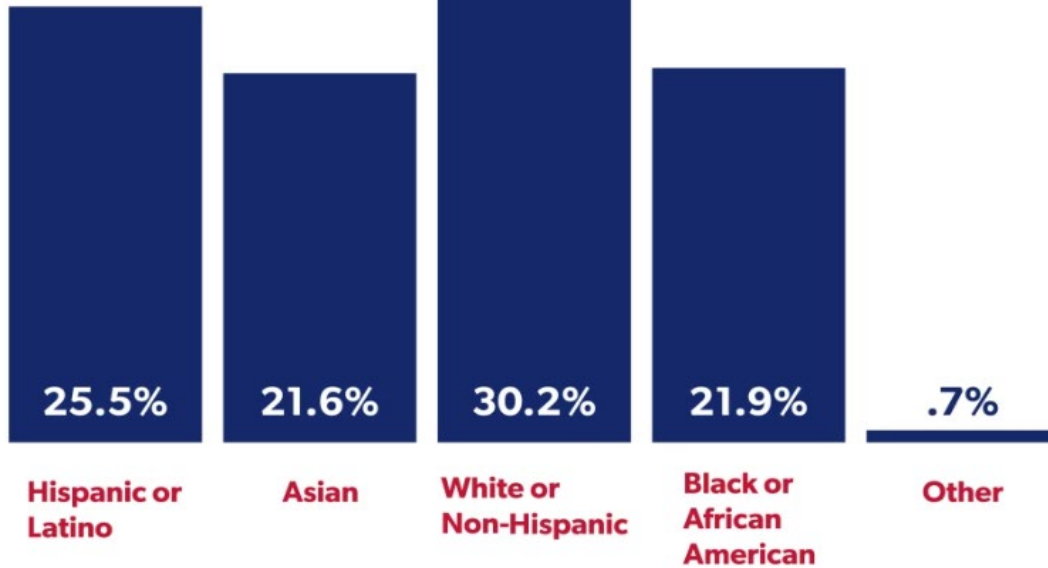
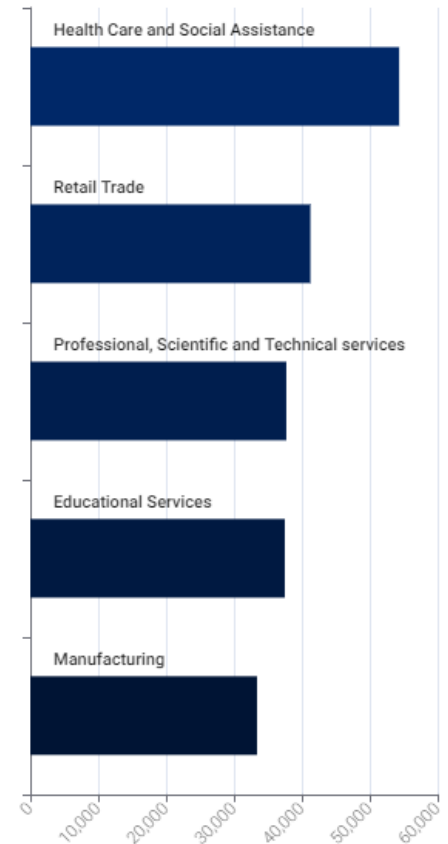


Median Household Income

\$101,293



Top Employment Sectors

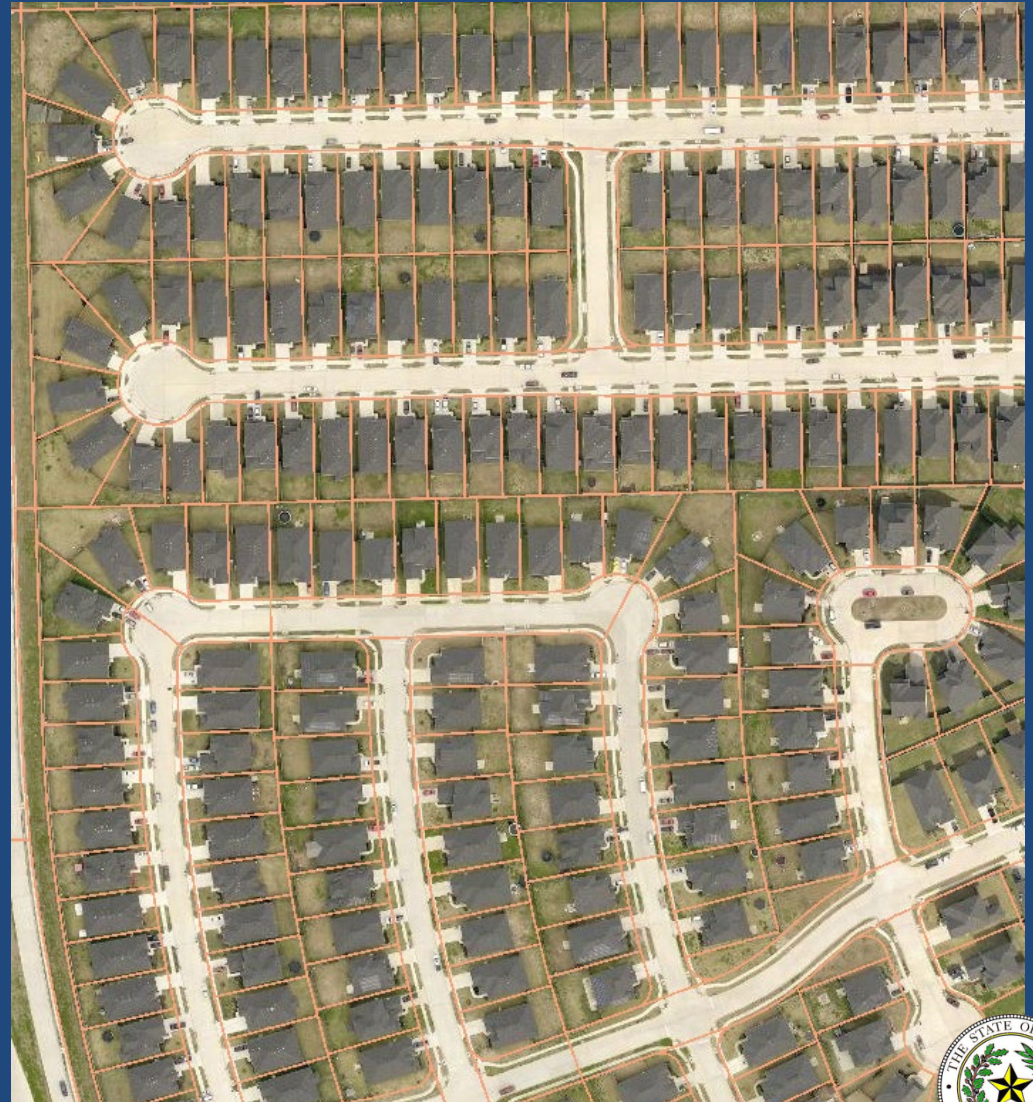


SUBDIVISION TRENDS 2022

Lot width in feet:

- 20s – 7% (townhomes)
- 30s – 2% (townhomes)
- 40s – 16%
- 45s – 18%
- **50s – 29%**
- 60s – 18%
- 70s – 3%
- 80s – 1%
- >80s – 6% (acreage lots)

5,000 SF min lot size



RESIDENTIAL CONSTRUCTION

Construction Sector Establishments

1,027



Construction Sector Employment

10,427



Construction Sector Total Wages

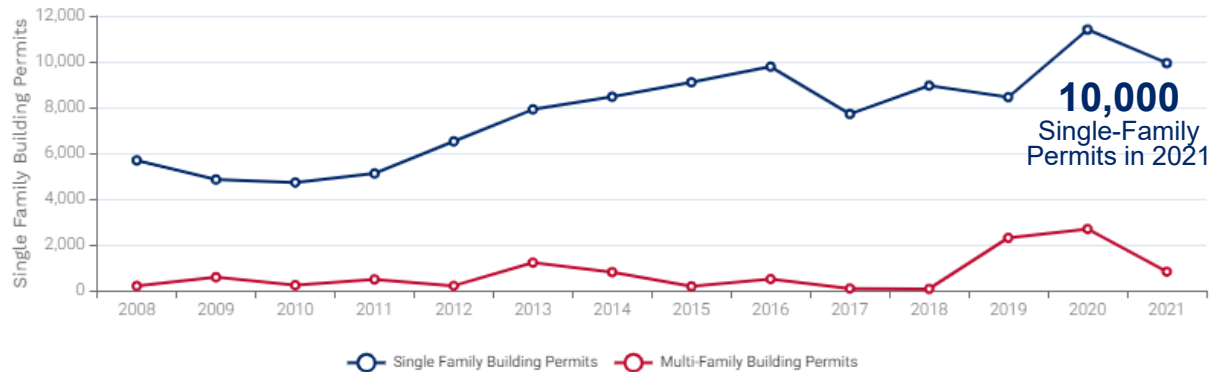
\$968.0M



Residential Building Permits



Residential Building Permits by Type



6,858 single family home lots were platted in 2021. This does not include lots platted within city limits.



TEXAS LOCAL GOVERNMENT CODE

Cities can regulate anything that isn't expressly **prohibited** by state law.

Counties can only regulate what is expressly **granted** by state law.



WHEN IS A PLAT REQUIRED?

Texas Local Government Code
§232.001, Section 2.1 FBC
Regulations of Subdivisions

...the owner divides the tract
into two or more parts to lay
out:

- A subdivision of the tract;
- Lots; or
- Streets, alleys, squares, parks,
or other parts intended to be
dedicated to public use



LIMITATIONS

- §232.00285 – 86th Legislative Session(2019), HB 3167

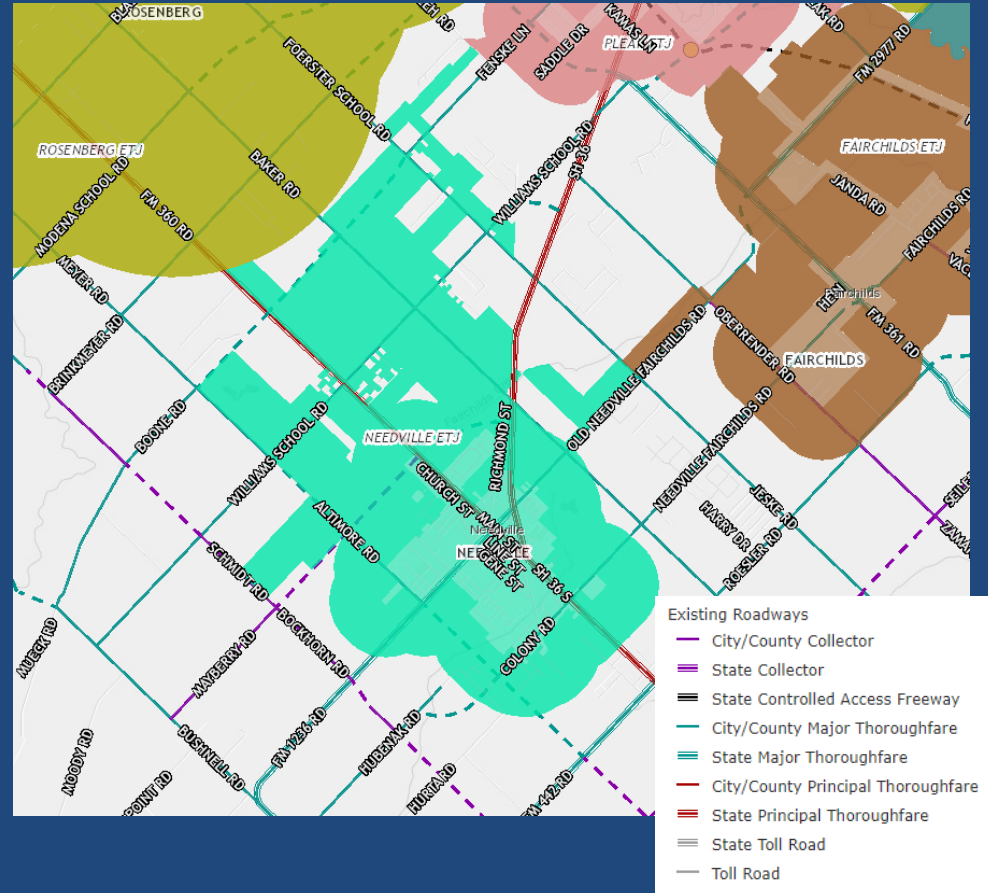
Cannot require development plan documents as part of the plat approval process including:

- General plans
- Preliminary plats
- Site Plans
- Construction plans



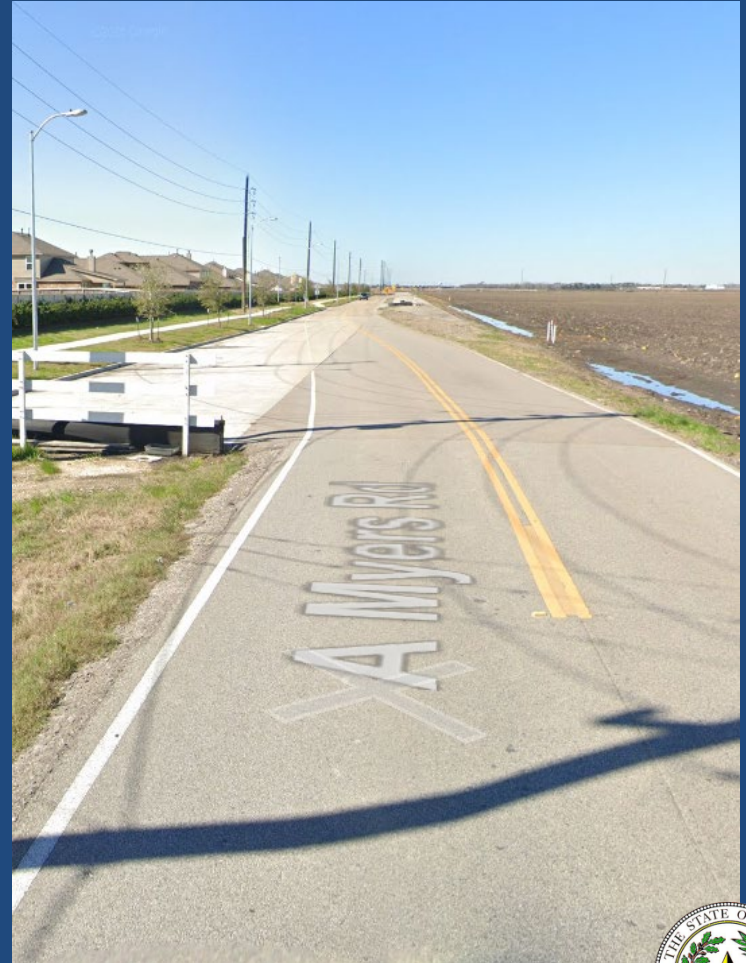
MAJOR THOROUGHFARE PLAN

- Designed to address the mobility needs of County as it continues to become more urbanized
- Classification is based on the function of the road relative to mobility and access.
- First plan adopted in 1985.
- Current plan was adopted in 2015
- Amendments must be approved by Commissioners Court and City if within an ETJ



DEVELOPMENT ALONG MAJOR THOROUGHFARES

- Developer required to improve or contribute to the improvement of the major thoroughfare
- Prefer the developments build the major thoroughfare but they can contribute to a future project if construction impractical
 - \$1000 per linear foot for half-boulevard
- Rough Proportionality requires the contribution to be proportionate to a development's size

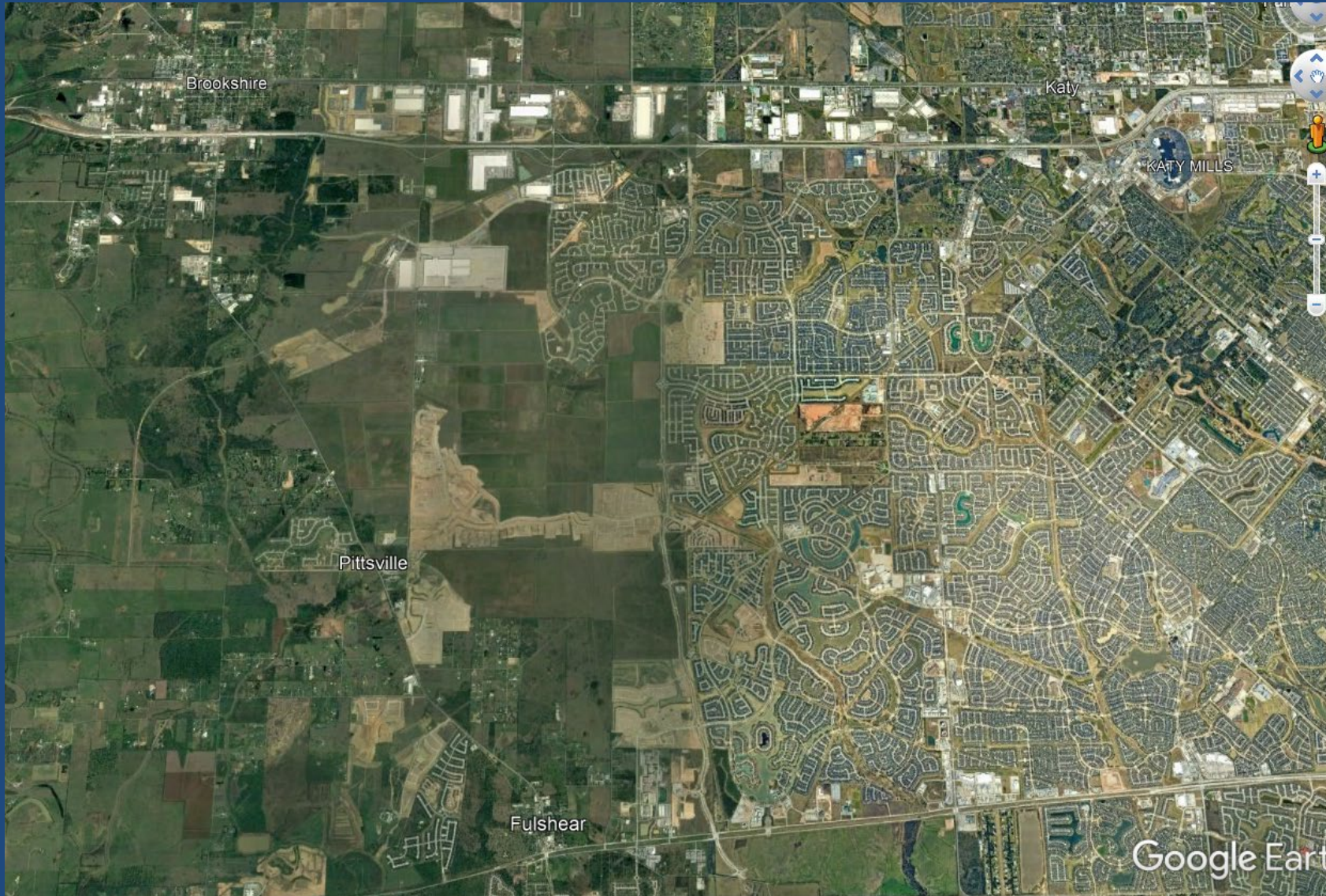


TRANSPORTATION

- 94 Traffic Signals and 3 PHS
- Roundabouts – 35 existing and 24 in design
- Flashing Yellow Arrows
- Flashing Crosswalks
- Raised Pedestrian Islands
- Rectangular Rapid Flashing Beacons
- Chicanes and Chokers
- Pedestrian Hybrid Signals
- Speed Humps not currently allowed



TRANSPORTATION

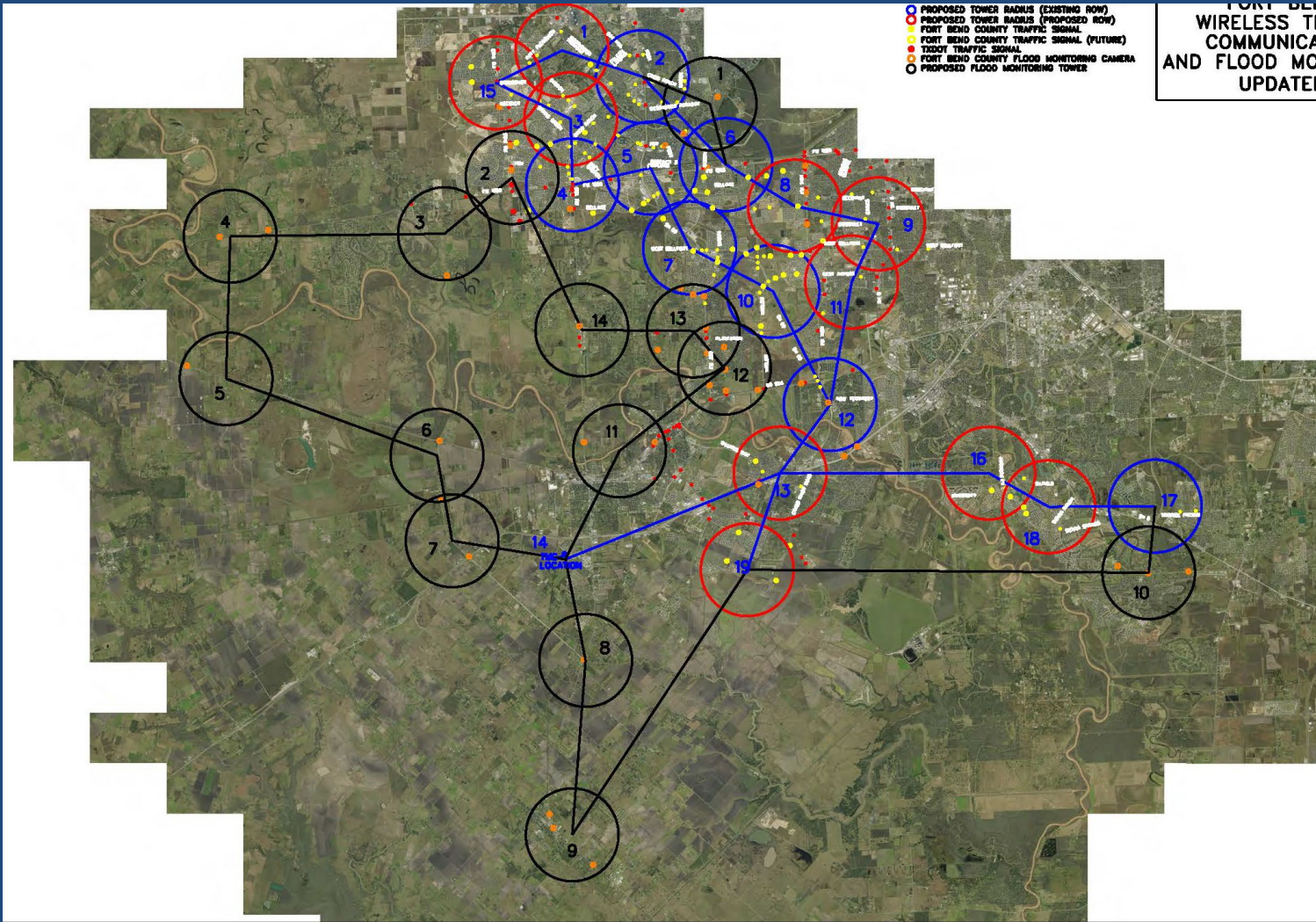


TRANSPORTATION

- Emergency Preemption
- ITS
- Fiber Optic
- Camera System to Monitor Evacuation Routes and Frequent Flood Areas
- GIS integration with Google/Waze



TRANSPORTATION



WHAT DOES THE FUTURE HOLD?

- Self Driving Cars
- Telecommuting and Video Conferences
- Drone Delivery (both vehicle and air)



Questions?

