

# Comprehensive Plan Highlights

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## **A. Plan Contract Initiated December 4, 2013; Plan Approved by City Council December 2, 2015**

## **B. Opportunities to Communicate and Receive Feedback from the Public:**

1. 14 Comprehensive Plan Advisory Committee Meetings,
2. Two Public Meetings
3. Advertised in the Fort Bend Star
4. Material available on the City of Stafford Website
5. Electronic and Paper Survey available on the City's website and at City Hall

## **C. Three key influences of the 2015 Comprehensive Plan:**

1. The importance of being fiscally responsible (as shown by the elimination of city property taxes);
2. Living within the City's means; and
3. Maintaining no general obligation debt

## **D. Intentions of the plan:**

1. Every decision should be based on the plan;
2. Efficient delivery of public services;
3. Coordination of public and private investment;
4. Minimization of potential land use conflicts;
5. Management of growth in an orderly fashion;
6. A rational and reasonable basis for making development decisions about the community;
7. Guides City policy;
8. Basis for zoning and zoning decisions;
9. Basis for a Capital Improvement Program (CIP).

## **E. If the plan is approved, the next steps are:**

1. Establish overall action priorities and timeframes by which the strategic recommendations will be initiated and completed.
2. Appropriate funds, consider and set the funding commitments for this plan's implementation measures.
3. Offer final approval of projects/ activities and associated costs during next year's budget process.
4. Provide policy direction to the Planning and Zoning Commission, City Council and City staff.

## F. Facts and Figures in the Comprehensive Plan by Topic

### Rail

1. US 90A Corridor Rail Feasibility Study identifies Stafford as a potential site; Stafford placed a Transit Oriented Development (TOD) site in the plan south of Stafford Centre, as the location with the most potential and feasibility.

### Population

1. Most of Stafford's population is working force with the Prime Labor Force (25-44) at 33%, Older Labor (45-64) at 24%. We have a Young (0-14) population of 21%. Only 8% is College/ New Family (20-24), 6% High School (15-19) and 7% Elderly (65+).
2. Most racially diverse City in Fort Bend County.
3. Based on the 2010 Census, the average household size of Stafford is 2.62 and has remained the same since 2000. These numbers do not account for the developments that have taken place since 2010.
4. At the current rate and density Stafford is growing, 25,101 is the estimated maximum population.

### Educational Attainment

1. High Education Attainment. More than 36% have a bachelor's degree or higher which is higher than the Texas average of 26.3%.

### Housing

1. The majority of housing types in Stafford is 49% multi-family (over 10 units per acre) and 46% single family, one-unit detached dwellings and 4% mobile homes.
2. Compared to the State, Stafford's housing stock has a high median home value- nearly \$23,900 more expensive than the national median home value.
3. Stafford has newer housing stock with approximately 77% built after 1980.

### Economic Development

1. Per Catalyst's 2014 Market Analysis, Stafford has strong retail sales per capita (23,892) that are well above the average (\$18,221) and median (\$15,386). Katy (\$25,425) and Jersey Village (\$45,165) have more sales per capital than Stafford.
2. Per Catalyst's 2014 Market Analysis, Stafford has the potential to capture approximately 933,452 square feet of retail demand. The industries with the largest demand are general merchandise stores (246,109 sf), grocery stores (140,661 sf), and limited service eating places (88,963 sf).