

VILLAGE OF PLEAK Comprehensive Plan



March 2009

Table of Contents

Section	Page
Acknowledgements	3
1.0 Introduction	5
1.1 Purpose of the Comprehensive Plan.....	5
1.2 Intended Use of the Comprehensive Plan	5
1.3 Planning Process	6
1.4 Long Range Planning	8
1.5 Acceptance	8
2.0 Community Overview	9
2.1 Community Character	9
2.2 Existing Conditions	11
2.3 Political Subdivisions.....	13
2.4 Demographics	19
2.5 Growth Summary	20
3.0 Goals Overview	25
3.1 Goals and Priorities	26
3.2 Strengths/Weakness Analysis	26
3.3 Elements of the Plan.....	31
4.0 Growth & Development	33
4.1 Baseline Analysis	33
4.2 Growth Issues	35
4.3 Strategic Action Plan.....	36
5.0 Water and Wastewater	39
5.1 Municipal and Governmental Regulations.....	39
5.2 Existing Conditions	39
5.3 Infrastructure Alternatives	41
5.4 Surface Water Conversion.....	44
5.5 Strategic Action Plan.....	45
6.0 Roadway Infrastructure and Transportation	47
6.1 Existing Conditions	47
6.2 Thoroughfare Planning	48
6.3 Strategic Action Plan.....	57
7.0 Parks	59
7.1 Existing Conditions	59
7.2 NRPA Recommendations	62
7.3 Strategic Action Plan.....	67
8.0 Implementation	69
8.1 Short Term Goals	71
8.2 Long Term Goals	72
8.3 Timeline and Costs	72
8.4 Strategic Action Plans	74



Acknowledgements

Mayor

Margie Krenek

City Council

James Goates

Larry Bittner

Dickie Jaynes

Michael John

Mary Stark

Planning Commission

E.J. Kainer

Al Warnasch

Thomas Klesel

Janell Kucera

Ann LaClaire

David Jaloway

Village Staff

Ruth Elster

Community

Fort Bend County, Judge Robert Hebert

Fort Bend County Precinct One, Commissioner Richard Morrison

Consulting Engineer

Clay & Leyendecker, Inc.

Special Acknowledgement

R.G. Miller Engineers, Inc.

Stephen G. Keller

Comprehensive Planning Team: Edminster Hinshaw Russ & Associates, Inc.

Rudy Saucedo, P.E.

Christopher D. Browne

Lorie Sanders

Rachel Steele

Tim Talaga, P.E.



Publication Date: March 13, 2009



1.0 Introduction

As regional and local development factors have exerted influence upon both the municipal limits and the extra-territorial jurisdiction of the Village of Pleak, local officials have realized the importance of protecting existing land use while allowing for planned development. Additionally, public infrastructure issues such as water and wastewater services are coming to the forefront as water rights become scarce and treatment costs escalate. It is within these basic municipal issues that the Village of Pleak has decided to undertake a Comprehensive Planning process in order to address these and other concerns the community faces.

This Comprehensive Plan will serve as a flexible blueprint for future growth and resource management for the Village of Pleak (“the Village” or “Pleak”). The scope of the Plan addresses a variety of topics from infrastructure, growth potential and preservation of community character as well as contemplates transportation enhancements and open space amenities that the Village may choose to explore in order to enhance the quality of life for the residents of Pleak. The overriding themes of this document are its flexibility and capabilities of serving as a Village blueprint for addressing growth and development.

1.1 Purpose (A Blueprint for the Future)

Comprehensive planning has been used to consider and evaluate the Village’s form and growth potential in the context of the current planning environment. The Plan represents the community’s future through the identification of goals, objectives and a series of action plans. Upon completion, the blueprint will be a tool that the Village can use to guide future growth, manage resources as well as improve quality of life for its citizens. The Plan accomplishes the following long-range goals:

- Summarize existing infrastructure conditions
- Present an analysis of probable growth scenarios
- Illustrate the interrelatedness of functions to growth and development
- Provide for implementation and funding resources

1.2 Intended Use of the Comprehensive Plan

The Village’s Comprehensive Plan will be used as a long-range planning tool to assist decision makers, Village staff and citizens in the growth and physical development of their community. The objectives outlined in this plan will guide the Village for the next 10 to 20 years as well as serve as a template for future updates of the Plan. To establish the Comprehensive Plan’s framework, it was necessary to begin by observing and assessing the following:

- Capture and illustrate existing conditions
- Assess the Village’s strengths and weaknesses as they relate to future growth and development
- Identify community goals and create a strategic action plan to accomplish them

1.3 Planning Process

This Comprehensive Plan is the first of its kind to be done by the Village. There are a variety of approaches that can be employed to conduct a comprehensive plan. The choice of approach was based on the Village's original need to evaluate infrastructure issues such as water, wastewater, and roadways. Upon further investigation several issues concerning growth, transportation and development were recognized and developed into components of this document. Based on the Village's needs, a conceptual approach was developed including the following components:

- Trend analysis to project future land use
- Resource assessment and opportunity identification based on current conditions
- Public participation

The comprehensive planning process included data gathering, survey of existing conditions, infrastructure assessment, growth projections, interviews with jurisdictional authorities and policy review. Additionally, public meetings and a citizen workshop were held to involve the community, Planning and Zoning Commission, Village Council and Village staff in the process.

To commence the comprehensive planning exercise, the Village contracted with local Planners and Engineers of Edminster Hinshaw Russ and Associates, Inc. EHRA's project team consisted of Engineers specializing in public infrastructure design and cost estimating, Land Planners specializing in land use and development ordinances and Landscape Architects offering valuable expertise in parks and recreational amenities.

To develop the necessary recommendations for the Village, the Project Team undertook a variety of exercises to obtain data, gather original research and establish baseline conditions for the Village. Through the development of baseline conditions, the Project Team was able to assess the vision and direction the Village Officials have for Pleak and then compare those ideas to the identified goals put forward by the Village residents. The assessment between the two sets of variables then led to the development of preferred recommendations and an implementation plan. Following is a summary of the project process and the role it played in the development of the overall comprehensive plan.

Public Forum

On July 2, 2008, the Village of Pleak held a town hall meeting for the purposes of allowing its residents to discuss their perception of the Village, formulate future goals and participate in a community survey.



Figure 1a:
Pleak Town Hall
Meeting

The Project Team completed an extensive ground-based visual survey of all land uses within the boundaries of Pleak's Extraterritorial Jurisdiction. A cursory analysis of engineering infrastructure was reviewed and exhibits were created for the town hall meeting illustrating these findings.

Sixty residents as well as the Planning Commission and members of the Village Council attended the town hall meeting. After a presentation by the Project Team, the attendees participated in a community survey. The findings from the survey indicated a variety of preferences, while not representative of 100% of the community, were insightful and useful indicators that assisted in the development of several plan components and strategic action plans. The top community preferences included:

- No Municipal property tax assessment
- Municipal Water Service
- Municipal Sanitary Service
- Addition of a “General Store” to the community
- Increase protection from flooding

For homebuyers, geographic preferences are typically motivated by several variables. For residents of the Village, one of the apparent preferences to residing in the community is the low cost of living which is due, in part, to the absence of a municipal property tax. While the absence of a property tax may be perceived as an amenity, the Village itself cannot support a high quality of life for its residents, due to the lack of an operating budget. All improvements in the community must be requested and constructed either by Fort Bend County or through grant writing and award with specific project scopes. As the population of Pleak grows it will be harder for the Village to sustain its current operations and demands on the budget will overtake the meager provisions the coffers can provide.

This Comprehensive Plan will address and expand on all these issues and present potential solutions, options for action and resultant scenarios for Village Officials and citizens to consider in the future.

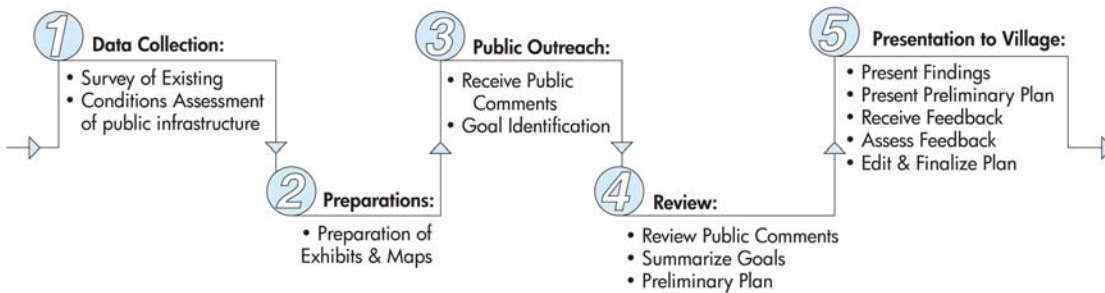


Figure 1b:
Comprehensive
Plan Components

1.4 Long Range Planning

The utility of long range planning is that it allows a jurisdiction the opportunity to proactively manage future growth and development rather than responding to development on a case-by-case basis. Long range planning also ensures that community considerations are reflected in the Village's future policies and processes.

By pursuing this comprehensive plan, the Village is creating a continuous planning process whereby it will proactively understand and manage its resources. While the plan will provide guidance and recommendations on a variety of topics, it will also require revisions and updating to ensure that any and all recommendations are applicable to the Village's existing conditions at any point in time.



2010

2015

2020

2025

2030

Long-Range planning defines a project scope and timeline across several horizons which are divided into five and ten-year increments. The five-year intervals can be used as benchmarks to evaluate the success of policy implementation in achieving the goals of the Comprehensive Plan. Both the goals and the Plan can be updated as needed to reflect new growth, trends and characteristics in Pleak. The ten-year increments are significant in that they correspond to new United States Census population releases. These updated numbers have a significant impact on determining growth rates and subsequently will guide the capacity evaluation of utilities, density, public services, the allocation of parks and open space as well as roadway maintenance and construction.

By measuring a comprehensive plan across a multi-year horizon it allows a community the opportunity to responsibly manage its growth and development. The comprehensive plan can also be used as an oversight tool in that it can serve as a correction mechanism if officials feel that plan goal need to be reestablished or better defined.

1.5 Acceptance

The Comprehensive Plan is an official public document which will be adopted by the Village. The State of Texas does not require municipalities to adopt a comprehensive plan; however Chapter 213 of the Texas Local Government Code supports the use of the comprehensive plan as a tool to be used in long-range planning for the orderly development of a municipality. As defined by Chapter 213, a comprehensive plan may:

- 1). Include but is not limited to provisions on land use, transportation, and public facilities;
- 2). Consist of a single plan or a coordinated set of plans organized by subject and geographic area; and
- 3). Be used to coordinate and guide the establishment of development regulations.

This document is not intended to authorize the Village to take any action which would be inconsistent with or prohibited by Federal or State Law.

2.0 Community Overview

Village History

Pleak was first established in the mid-1900's as a result of activity in the nearby Pleak oilfield and was named after real estate agent, A.E. Pleak, who donated land for a school, built in 1912. In 1933, Wilbur Krenek built a cotton gin which was operated by the Krenek family for 68 years, closing in 2001, the same year Margie Krenek became the third Mayor of Pleak. The gin and surrounding farmland defined the community through most of the century. Pleak incorporated as The Village of Pleak in 1979. The Village experienced low population growth in the 1980's, but since 1992, Pleak has experienced a stronger growth rate, on average of 25% or more per ten-year period.

2.1 Community Character

Rural character is a perception unique to each individual. Creating a sense of place in Texas can take the form of low density development, scenic landscapes, the presence of open space or agriculture land as well as the designation of historic areas.

Regardless of interpretation, rural character is often forgotten as small communities are developed or experience rapid surges in population. Over its twenty years, the Village has indirectly maintained a sense of rural character. By observation at both ground level and by aerial photography, Pleak is seen as largely agricultural and farmland. Such areas and remaining historic structures link the Village of Pleak to a rich past. By recognizing these facts, the Village can take steps to further define and support its local character in the face of future growth and development.

By definition, community character can embody many characteristics. However, it is the preservation of these characteristics in the face of future development that is critical. Rapidly growing towns, once known for their open space, often lose their openness without a guided development plan. To maintain a rural definition, the challenge for the Village is to not allow future residential communities, commercial buildings or industrial areas significantly impact the Village's established land use ratios and designations. Balanced growth is promoted using guided development principles which include land use controls to maintain existing character and incentives to promote desired new development.



Figure 2a:
Rural Pleak



Figure 2b:
Farmland

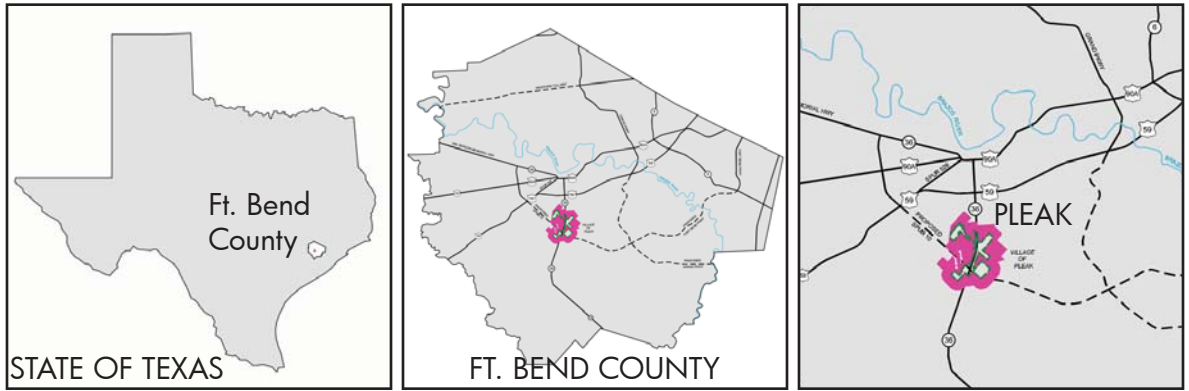
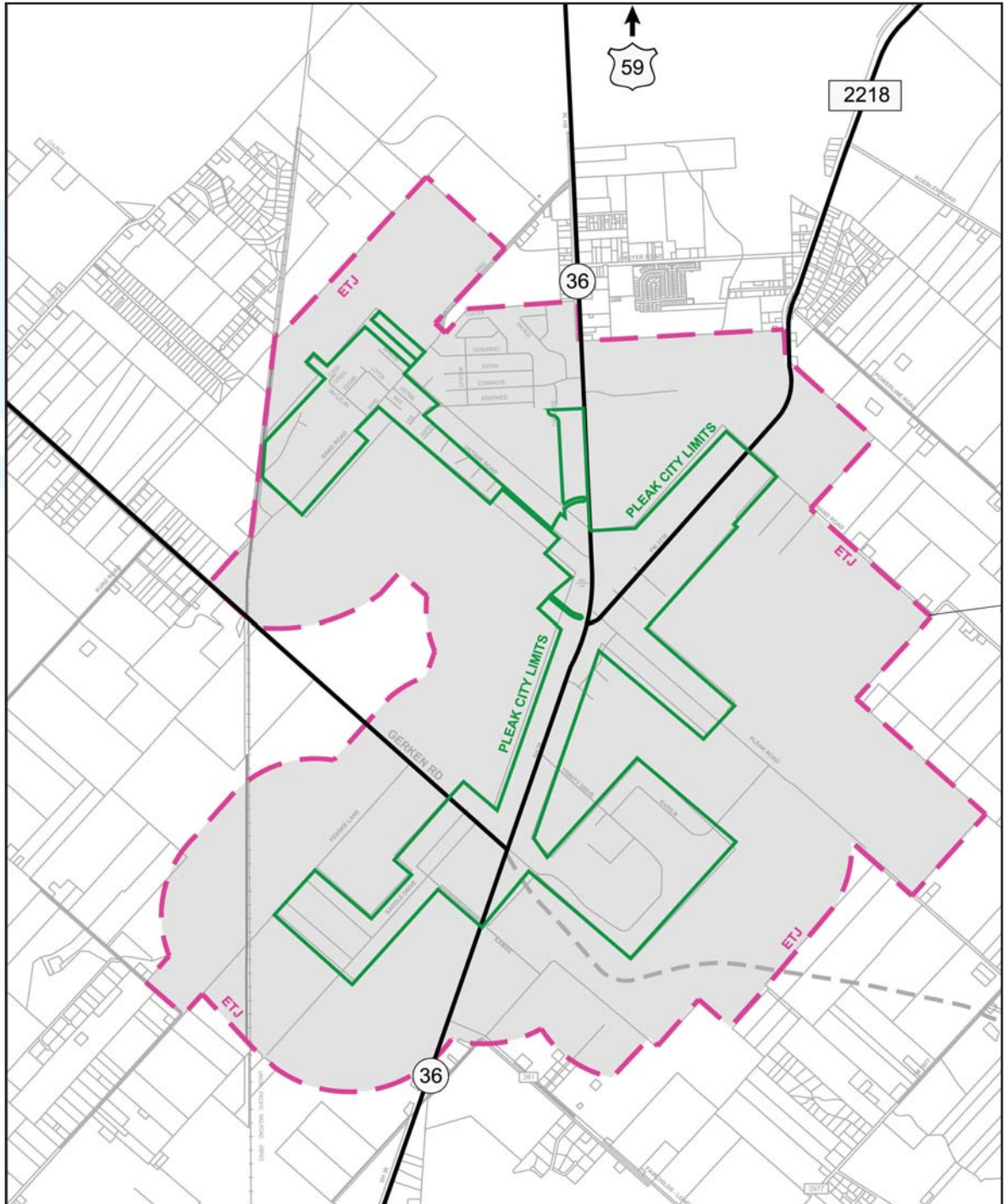


Figure 2c: Village of Pleak Location



2.2 Existing Conditions

The Village of Pleak is located approximately 35 miles southwest of the City of Houston. Pleak is located in western Fort Bend County, one of the ten fastest growing suburban counties in the State of Texas, according to the Office of the Texas State Demographer. The backdrop of the Village is agricultural, which serves as a reminder of the area’s economic well-being.

Existing Conditions: Development

Since its incorporation in 1979, the Village has experienced small nodes of residential development. However, within the past five years, two Municipal Utility Districts (MUD’s) have been created in the City’s Extraterritorial Jurisdiction (ETJ). Figure 2d shows the boundaries of the MUD’s. Table 2a summarizes the development characteristics of each entity.

As a result of the recently proposed residential developments, the Village Council has realized that it must actively manage Pleak’s future growth and development.



Figure 2d: MUD location map

District	Approximate Acres	Proposed Units	Potential Residents	Build-out Schedule
Ft. Bend County MUD 5	822	2,400	7,536	10 years
Hawkeye Ranch	543	1,775* approx.	5,573	15 years

Table 2a: MUD’s in Pleak

*Based on density calculation of 3.25 dwelling units per acre

Existing Conditions: Infrastructure

Municipal infrastructure issues such as water and wastewater, drainage and roadways are difficult to address in rural areas such as Pleak for several reasons. Currently, the Village does not provide water or wastewater service, or maintain any drainageways or roadways. Maintenance and inspection of these facilities as well as private wells and septic systems is performed by Fort Bend County. Though advantageous to the Village since no budgetary amounts are used on infrastructure, maintenance can potentially suffer due to the vast territory which County resources must cover. Possible results can be seen in roadways as potholes, in drainage areas as overgrown weeds and water flow restrictions, and in fewer timely inspections of private water systems.

Figure 2e:
Nearby
municipalities
which levy
property taxes



**Existing Conditions:
Financial**

Since its creation, the Village has not adopted or assessed a municipal property tax. The Village is unique in this respect, as all other cities and comparable sized communities in Fort Bend County assess a municipal property tax. Figure 2e illustrates the surrounding jurisdictions, which are of similar or approximate size as Pleak or which are immediately adjacent the City boundaries that assess a municipal property tax.

Tax rates for these jurisdictions vary for the year 2007. The following assessment rates were being applied to adjacent communities within Fort Bend County:

Table 2b:
Municipal Property
Tax Rates

Entity	Assessment per \$100 Valuation	Population	Distance from Pleak
City of Beasley	0.416870	590	7.4 miles
City of Fulshear	0.205921	716	17.4 miles
City of Needville	0.422840	2,609	4.5 miles
City of Richmond	0.790000	11,081	10.5 miles
City of Rosenberg	0.545000	24,043	4 miles

The need for a municipal property tax assessment was recognized in these communities as a means to offer services to its residents. Revenue generated by the assessment is used for the construction and maintenance of utility infrastructure, providing public safety services (police and fire), road maintenance, drainage improvements as well as a general fund to pay for the day-to-day administration of the municipalities.

The Village of Pleak, without an assessed municipal tax, offers residents and businesses, in effect, a duty-free environment. By relying on sales tax revenues from Fort Bend County totaling ½ of 1%, the Village collected \$28,000 in fiscal year 2008. Franchise taxes on Centerpoint Energy, phone and cable service totaled \$34,425 in FY 2008. Other income from Village Hall rental added significantly to the Village’s fiscal year total. Total income for the year was \$128,945.

2.3 Political Subdivisions and Jurisdictional Authority

The Village is situated in Fort Bend County, Texas and as such, is under the jurisdiction of the County's Commissioners Court Precinct One and all departments therein. Many of the improvements made in the Village such as road maintenance or enhancements to decrease flooding are performed through County oversight and administration. The many residents and businesses of Pleak within the City's ETJ, but located outside the City limits, are also subject to the County's development code requirements.

2.3.1 Fort Bend County

Fort Bend County is one of the fastest growing County's in the State of Texas. The County's popularity has grown over the past twenty years in particular due to the establishment of several master planned communities as well as an enhanced highway system which offers residents easy and efficient access to a variety of Houston's business centers.

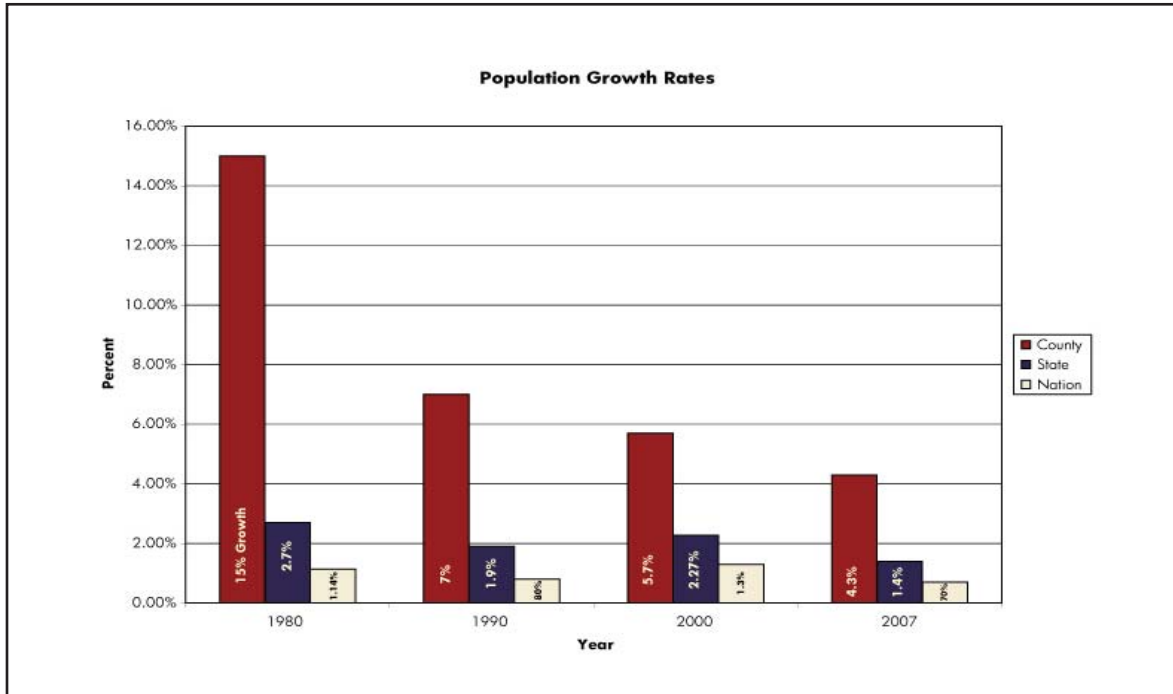


Table 2c:
Fort Bend County
Growth Trends

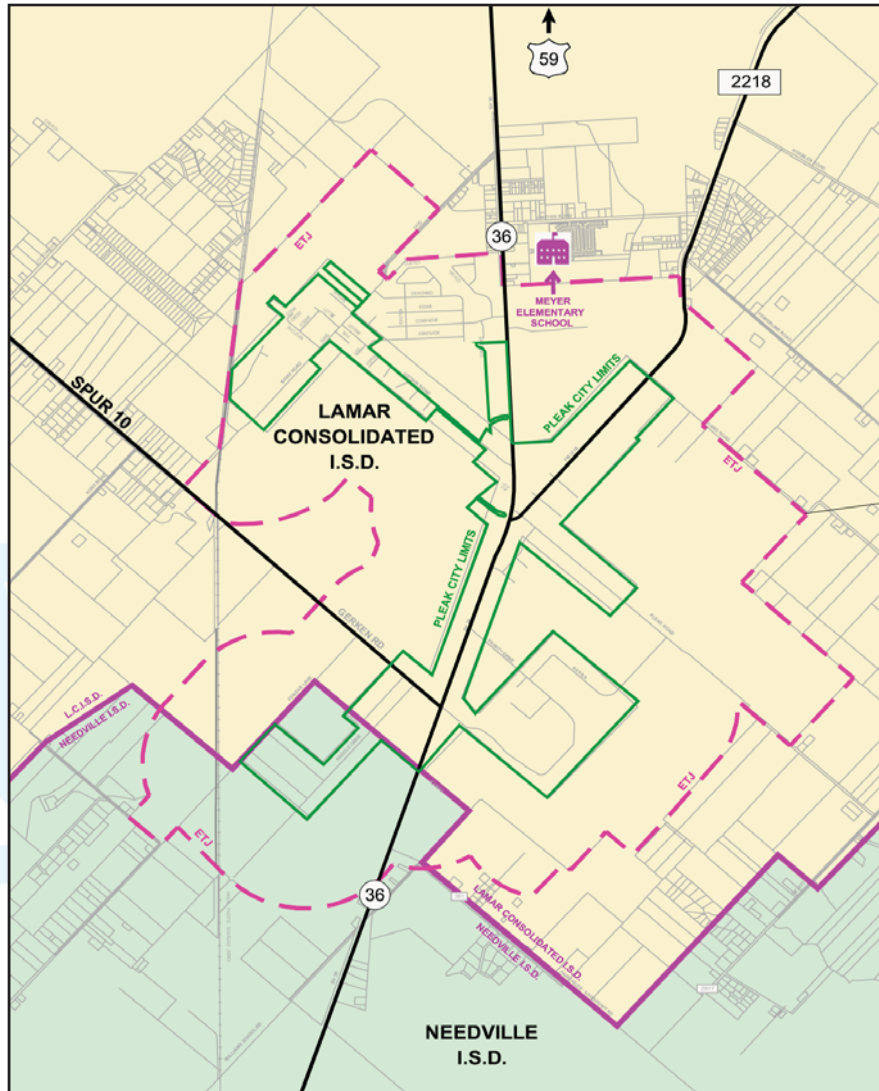
Table 2f:
School District
Boundaries

Since its incorporation in 1979, The Village has relied on the County to manage and oversee the maintenance of local roadways and rights-of-way, drainage and flood control. Within The City's ETJ the County has also ensured that building structures comply with the County's building and development code.

2.3.2 School Districts

The Village of Pleak is predominantly served by the Lamar Consolidated Independent School District. A small portion of Pleak's southern ETJ is served by the Needville Independent School District.

Figure 2f:
School district
boundaries



Lamar Consolidated Independent School District

Figure 2g:
Meyer Elementary
School



The Lamar Consolidated School District ("LCISD") encompasses 345 square miles and has over 30 educational facilities for the residents of west Fort Bend County to utilize. Established in 1947, LCISD offers small schools and a hometown atmosphere to its campuses. The District strives for academic excellence and as such their schools are highly rated by the Texas Education Agency (TEA). As of 2007, the total student enrollment for the District was 21,880 students.

LCISD School Type	Number
High Schools	3
Junior High Schools	3
Middle Schools	2
Elementary Schools	18
Special Facilities	6

Table 2d:
LCISD Facilities

Source: Lamar Consolidated Independent School District

As an indicator of growth, the Lamar Consolidated School District is planning to add an additional eight new elementary schools to the area over the next ten years. As part of the school district's long range plan, it is projecting an elementary school population of over 17,000 which exceeds the districts current population capacity of 11,000. Based on these student population projections, LCISD will be building three additional elementary schools near the City limits between 2009 and 2014. One elementary school in particular will be dedicated to alleviating the overcrowding at Meyer Elementary School, which currently serves the Village.

Schools	Phone Number:	Grades	Enrollment
Meyer Elementary School	(832) 223-2000	PK-5th	752
Navarro Middle School	(832) 223-3700	6th	476
George Junior High School	(832) 223-3600	7th-8th	978
B.F. Terry High School	(832) 223-3400	9th-12th	1,776

Table 2e:
LCISD Schools serving Pleak

Source: Lamar Consolidated Independent School District

Needville Independent School District

Primarily serving residents of the City of Needville, 7 miles south of Pleak, Needville ISD also serves 1.2 square miles of Pleak's southern ETJ. Needville ISD was the first consolidated school district in Fort Bend County and is currently a TEA recognized district with a total student enrollment of 2,569. Needville ISD is currently under construction of a new high school due to a fire at the previous location.

Schools	Phone Number:	Grades	Enrollment
Needville Elementary School	(979) 793-4241	PK-4th	1039
Needville Middle School	(979) 793-3027	5th-6th	342
Needville Junior High School	(979) 793-4250	7th-8th	384
Needville High School	(979) 793-4158	9th-12th	804

Table 2f:
Needville ISD Schools serving Pleak

Source: Needville Independent School District

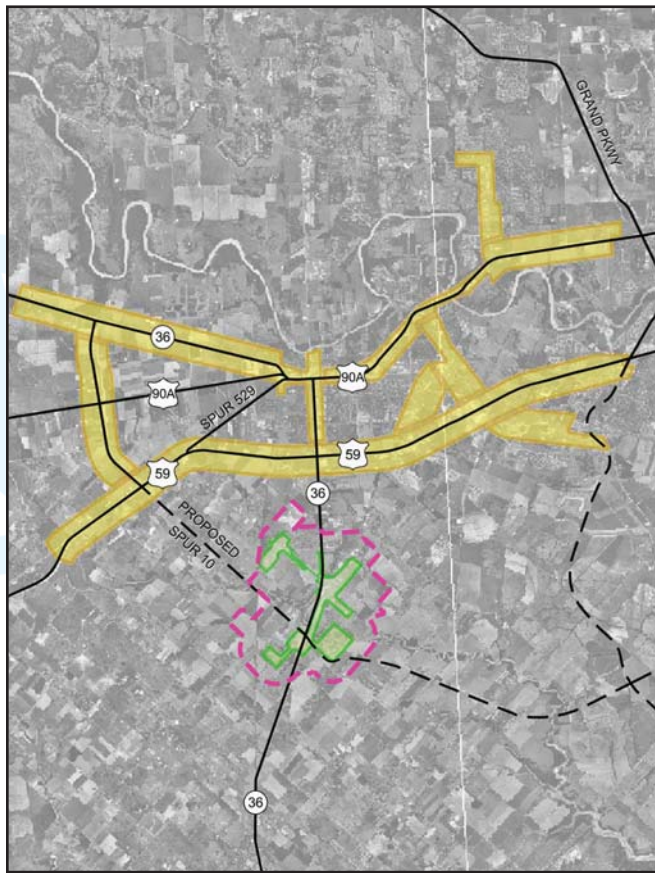
2.3.3 West Fort Bend Management District

The West Fort Bend Management District (WFBMD) is a special district and thereby a political subdivision of the State of Texas. Within the State of Texas a special district, like a management district, is used to spur economic redevelopment or implement growth management regulations within a specified area (boundary). The district has the power to levy property assessment on commercial entities within its jurisdiction, which in turn provides for part of its operating budget. As part of its creation, the special district must draft and approve a service and assessment plan which outlines its goals and objectives over the life of the entity.

Created in 2005 by the State Legislature, the WFBMD is a corridor district that spans the major thoroughfares through several cities of west Fort Bend County. At the time of creation, the District had an assessed property value of \$1.4 billion and consisted of approximately

45 miles of roadway. The purpose of the District is to facilitate quality growth in West Fort Bend County and their objective is to use the roadways within its jurisdiction to promote economic development. In order to promote quality growth that reflects the character of west Fort Bend County, the WFBMD has adopted building, design and landscape standards for all commercial entities wishing to locate within their boundaries. In order to achieve significant enforcement powers the WFBMD has asked that all surrounding municipalities adopt by ordinance the WFBMD's standards. At the time of the report, the Village was considering adopting the WFBMD standards, but a formal ordinance had yet to be approved. Enacting such an ordinance will assist the Village in managing the type of commercial development that is built along its major roadways (SH 36, FM 2218).

Figure 2h:
West Fort Bend
Management
District



2.3.4 Texas Department of Transportation (TxDOT)

State Highway 36, FM 2218 and the future Spur 10 thoroughfares are under the jurisdiction of TxDOT. Improvements and construction of these roadways are engineered, planned, bid and constructed by TxDOT using State funds. The political significance of this relationship is doubly important in that State Highway 36 has been designated a Hurricane Evacuation Route by the State of Texas. According to TxDOT Houston District Engineers, this declaration may expedite the expansion and enhancement of State Highway 36. The highway links Freeport at the Gulf of Mexico to points as far north as Sealy, Brenham, and Temple with the route running directly through the heart of Pleak. Future right-of-way acquisitions for highway improvements are discussed in Chapter 6 of this plan.

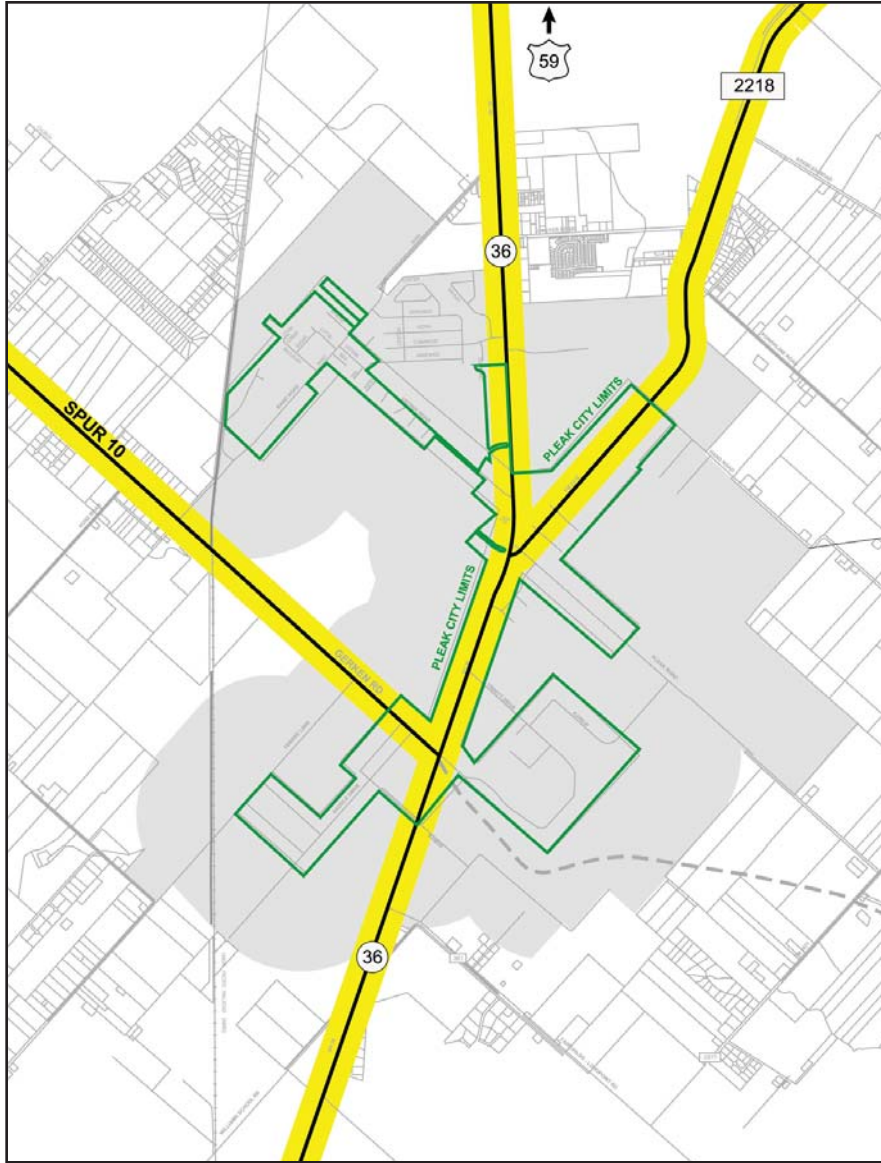
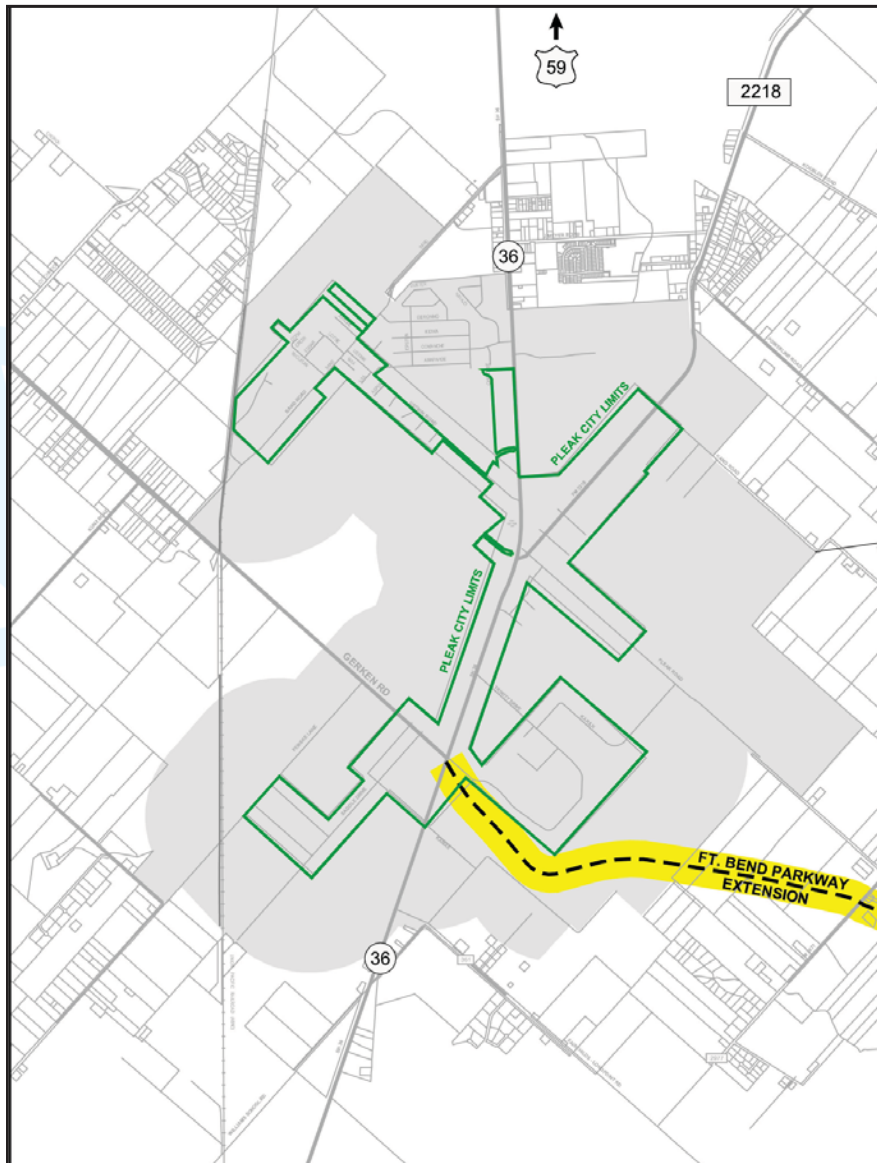


Figure 2i:
SH 36, FM 2218,
and Spur 10 in
Pleak

2.3.5 Extension of Fort Bend Parkway

The Greater Houston Area, and in fact other areas of the State as well, have experienced success in relieving regional transportation woes with the creation of tollway authorities. The Fort Bend County Toll Road Authority manages the Fort Bend Parkway which currently connects Harris County's Sam Houston Tollway (Beltway 8) to State Highway 6 south of Missouri City. The Toll Road Authority is proposing to extend the Parkway to Ricefield Road. With TxDOT proposing to construct Spur 10 in Pleak along the current route of Gerken Road, the Fort Bend County Engineering Department further proposes to link the Fort Bend Parkway and Spur 10. The Department indicated that the exact route is not determined but that the conceptual alignment is being preserved by including the connection on the Fort Bend County Major Thoroughfare Plan.

Figure 2j:
Fort Bend Parkway
Extension



2.4 Demographics

Age demographics are critical to understanding the average resident and their needs. Age demographics shed light on work force capabilities, housing needs, as well as household incomes. Overall, the population of the Village is on average with the County, State and national figures.

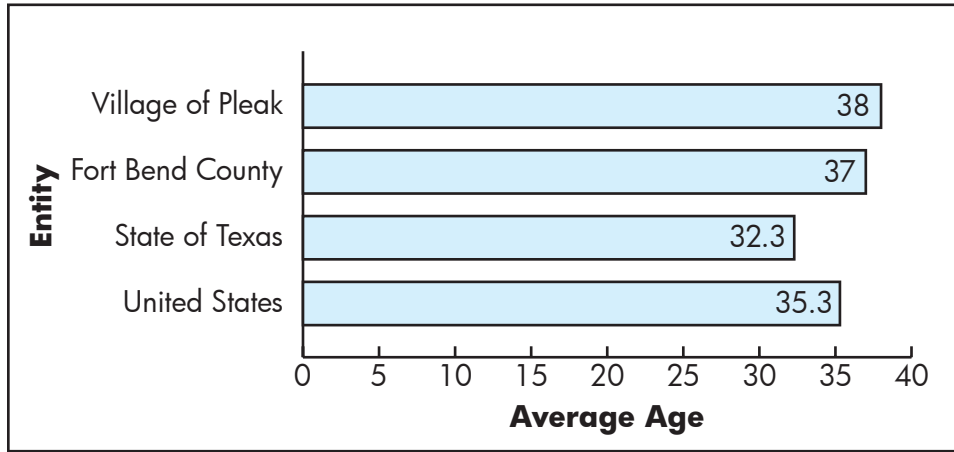


Table 2g:
Age Averages
(2000 Census)

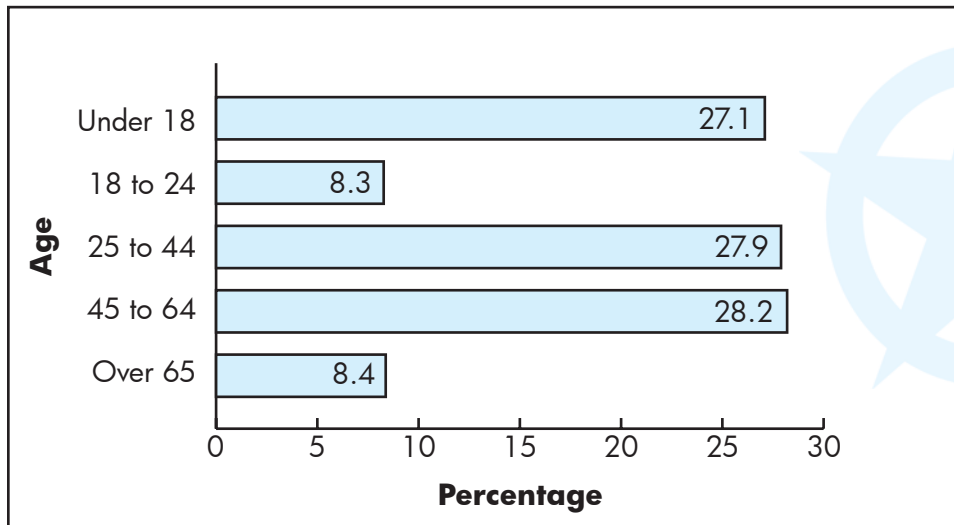


Table 2h:
Village of Pleak
resident age
breakdown (2000
Census)

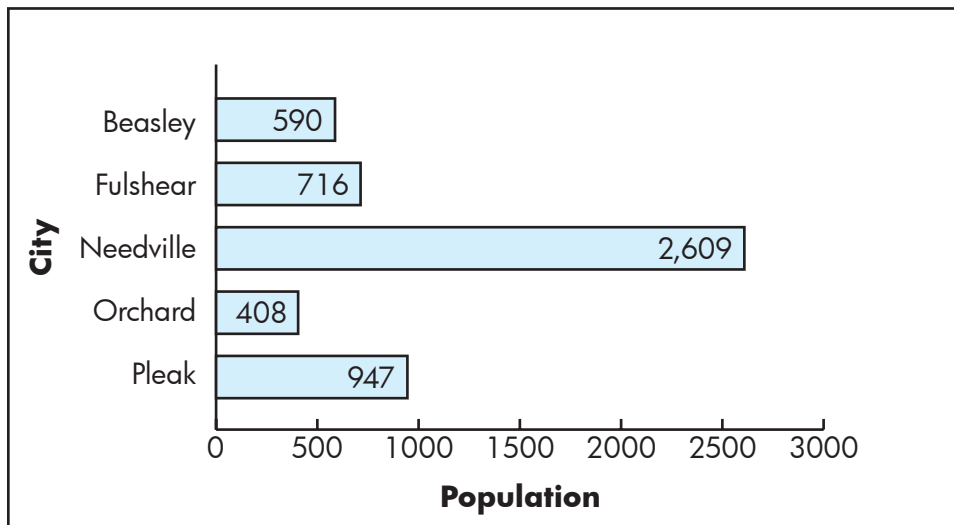


Table 2i:
Ft. Bend County
small city
populations
(2000 Census)

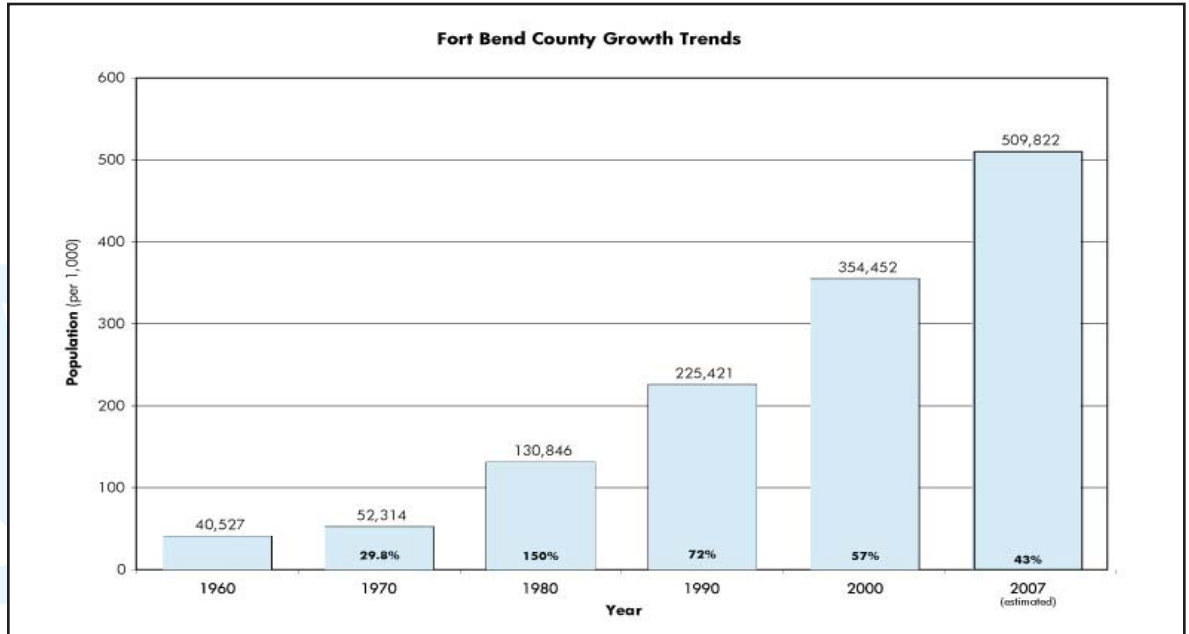
2.5 Fort Bend County Growth (Summary)

Historic and projected population growth, as well as residential and non-residential development trends provide baseline assumptions upon which future land uses, budgetary needs, public infrastructure and service demands will be measured.

Historic Trends

Over the past forty years, Fort Bend County has experienced significant population growth as illustrated in Figure 2k below. Within the past twenty years, specifically, the population within the County has increased at a higher rate than previous ten-year periods. There are a variety of factors influencing this high rate of growth and include the County's close proximity to Houston and Texas Gulf Coast, the relocation of major employment centers, perceived strong school districts and signature residential communities, many of which are master planned.

Figure 2k:
Fort Bend County
Growth



As shown in Figure 2m below, Fort Bend County is made up of five mid-sized cities with populations over 10,000 persons. Research indicates that there has been steady population growth in the mid-size towns over the past ten years, however several trends indicate that an increasing proportion of the County's population growth has been occurring in unincorporated areas and rural towns.

Figure 2l:
Fort Bend County
Population Centers

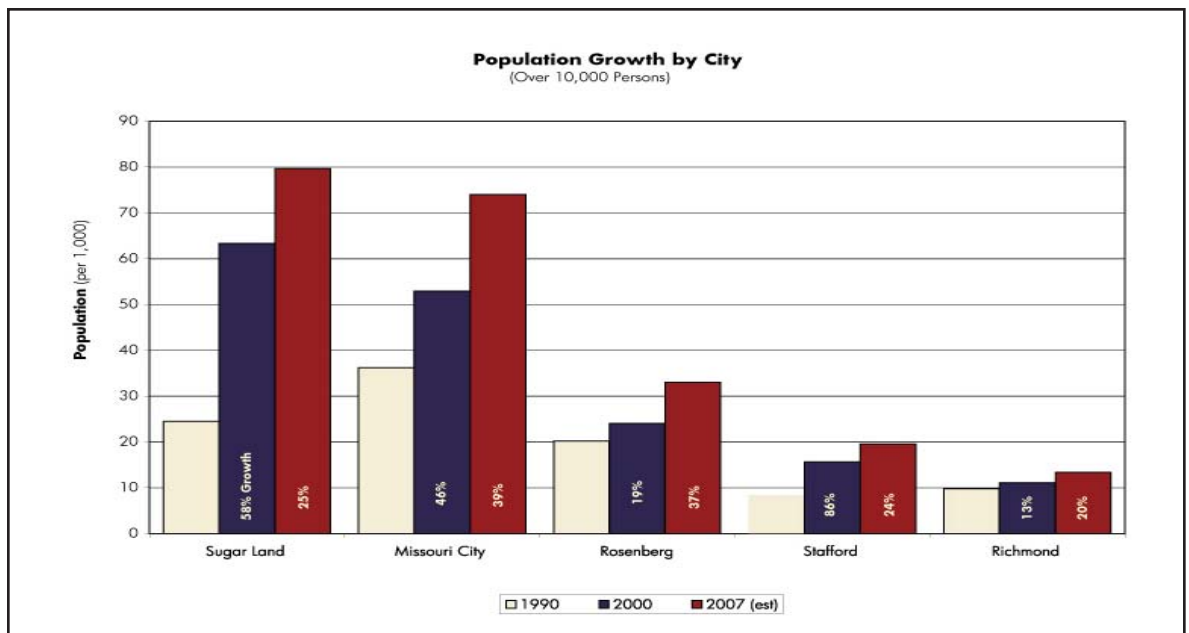


Figure 2m:
Land Use Map



Land Use Overview

An observation based land use survey was performed to commence the Comprehensive Plan. Not only does the land use survey provide information as to the Village's character, it illustrates important trends which can guide future growth. It must be noted that this survey is not an indication of future use, only an observation of actual use per property at a given point in time. A combination of property maps, site verification, and feedback was used in determining use. This map should be updated periodically to reflect current designations through time and should be concurrent with updates to the Comprehensive Plan.

Land Use Overview

Based on engineering source data including base mapping, boundary information, and on-site land use verification, the following statistics were learned. Pleak consists of 1,242 acres inside its City limits and the ETJ encompasses approximately 6,040 acres (9.438 square miles). The predominant land uses in the Village are residential and agriculture. As of August 2008, the Village had nearly 3,000 acres of undeveloped land.

Figure 2n:
Total Land Uses
within both
Pleak City Limits
and its ETJ

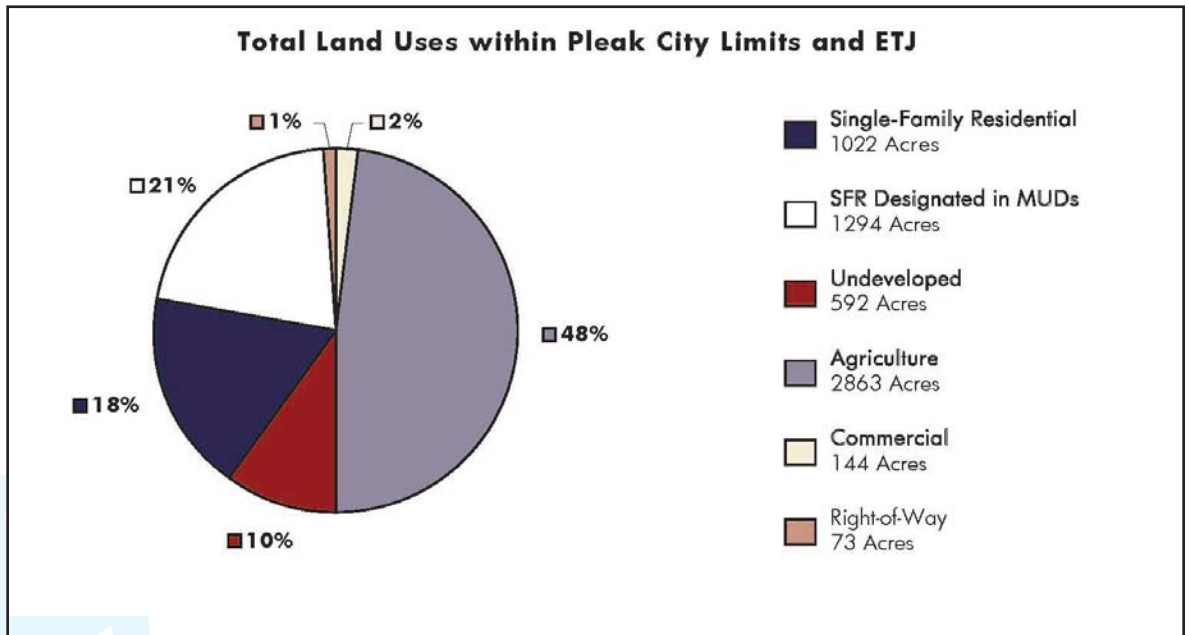
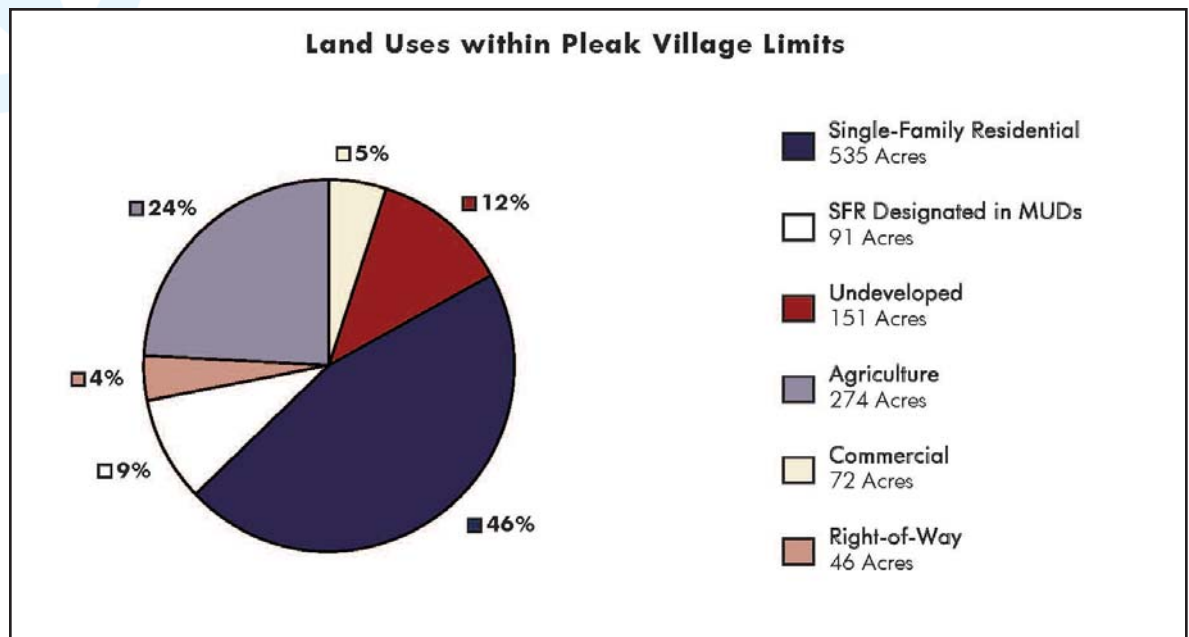


Figure 2o:
Land Uses within
Pleak City Limits



Of note when reviewing the land use map and resulting graphs is the predominance of agricultural land used either for crops or cattle. Not all agricultural tracts were in current use at the time of the visual survey, but were identified with an agricultural designation by the Fort Bend County Appraisal District. The designation on the land use map is “undeveloped” if the parcel was apparently not in use at the time of visual survey performed for the Comprehensive Plan. Obviously the designation can change over time the same as any property’s land use can be altered by sale or development.

Also of note is the location of two municipal utility districts which will become single family residential land use once built out. These areas are located in Pleak’s northern ETJ and will dramatically change population distribution, traffic pattern and character of the City.

It is conceivable that future land use maps will include additional commercial designations to support the additional residential growth. This would likely occur on SH 36 and FM 2218 because of the excellent access afforded by these roads and their proximity to the new M.U.D. developments.

Potential Expansion

The Village of Pleak, located in western Fort Bend County, is bordered by the cities of Rosenberg to the north, Fairchilds to the east and Needville to the south. Over the years, Rosenberg has both grown and acquired ETJ which now envelopes Pleak to the north, east and west. The City’s ETJ extends approximately one-half mile from the City limits unless encumbered by another jurisdiction prior to its incorporation in 1979. Rosenberg’s ETJ extends approximately two-miles from its city limits unless encumbered by another jurisdiction. Recently, Pleak has made agreements with the cities of Rosenberg, Needville and Fairchilds to adjust the municipality’s ETJ’s. The resulting ETJ boundary more favorably follows existing right-of-ways and tract boundaries between the jurisdictions

and is shown in orange as “ETJ Agreement” in Figure 2p. Very little land is unincorporated and thus available for expansion of the City ETJ. Land between the current ETJ and the agreed upon future ETJ lines is currently unincorporated land within Fort Bend County. As a result, any potential jurisdictional expansion will occur only when owners of land in the unincorporated areas petition the Village of Pleak to be annexed into the ETJ. This situation recently occurred when the developer of FBCMUD 157 asked to be annexed. Land within the ETJ can be annexed into the City Limits only by petition as well.

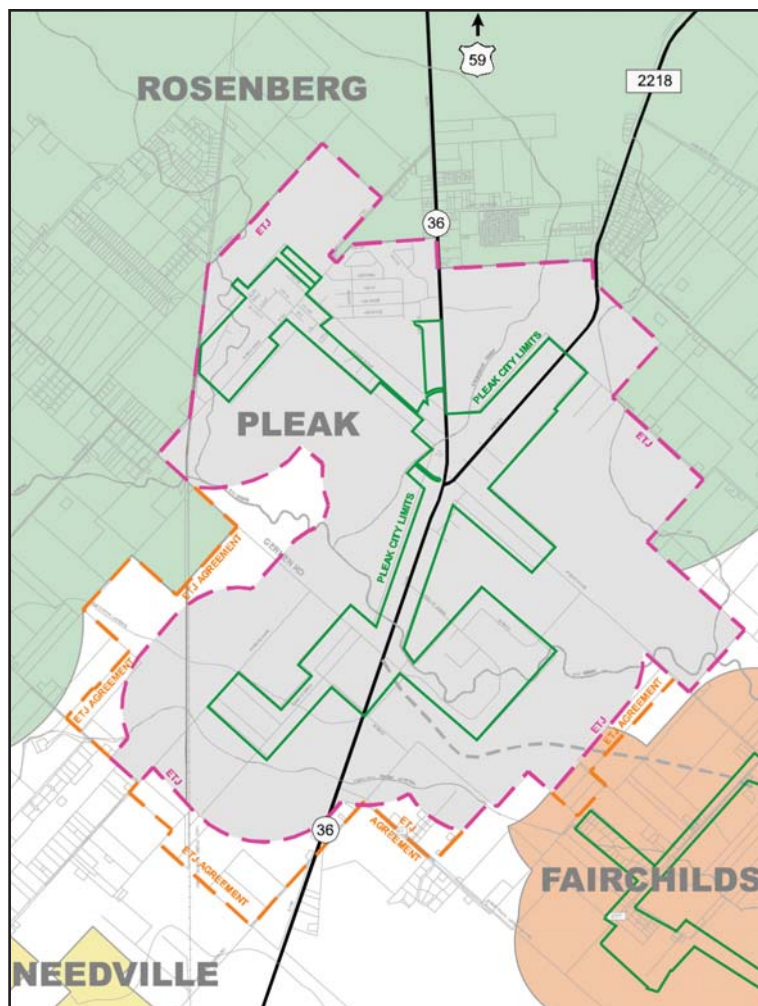


Figure 2p:
Neighboring
Jurisdictions



This page left intentionally blank.

3.0 Goals Overview

The Village of Pleak is challenged by the increased residential development occurring in its Extra Territorial Jurisdiction (ETJ). How can Pleak evaluate, within context, the impact of future development proposals and responsibly address them? This comprehensive plan will provide information and options to allow current and future Village officials to make informed decisions about future development.

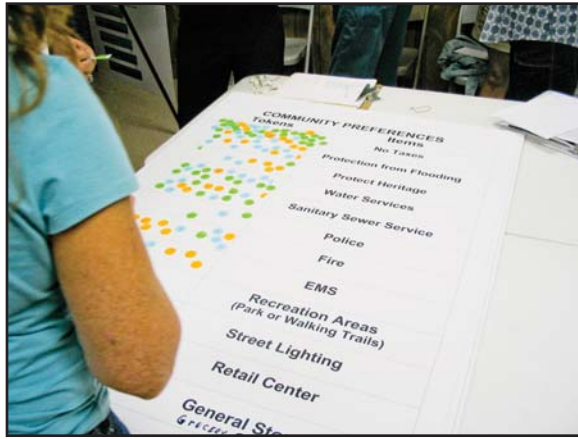
As part of the data collection process, the project team met with several surrounding jurisdictional authorities to discuss development within the Village.

Agency	Topic
Texas Department of Transportation	Spur 10 extension, Highway 36 and FM 2218 expansion and the creation of a “mega-intersection” within the Village
Fort Bend County Engineering	Fort Bend County Thoroughfare Plan
Fort Bend County Drainage District	Big Creek, detention and flooding
Fort Bend County Economic Development Council	Western Fort Bend County growth ring

Table 3a:
Agency Meetings

In meeting with these agencies, additional information on commercial development, roadway enhancement, population projections and regional economic development were also identified. These issues along with the community’s interest in defining and preserving its rural character, provisions for public safety and a summary of future population projections have been collectively presented to the Village. Upon review and discussion of the issues the Village requested that the following goals be established:

- Ensure the vitality of the Village amidst the growth occurring in west Fort Bend County, Texas
- Provide a flexible framework for future growth that is sensitive to market and political realities and can adjust accordingly
- Offer recommendations to improve the quality of life for the residents of the community
- Provide a variety of implementation tools that can be enacted over 5, 10 and 20 year planning horizons



3.1 Goals and Priorities

During the July 2, 2008 town hall meeting, citizens in attendance participated in a “needs assessment” exercise promoted by the Project Team. Specific attributes of healthy communities were mixed with both existing and potential attributes of the Village of Pleak. Attendees were given “Pleak Bucks”, fictional denominations of \$25, \$10 and \$5, with which they could vote on the community attributes by placing a denominational sticker adjacent to each attribute on a board. The tally is shown below, presented in the same order as during the town hall meeting.

Table 3b:
Community
Preferences (from
July 2, 2008 town
hall meeting)

Items	“Pleak Bucks” spent
No Taxes	\$770
Protection from Flooding	\$170
Protect Heritage	\$160
Water Services	\$525
Sanitary Sewer Service	\$385
Police	\$95
Fire	\$160
EMS	\$25
Recreation Areas	\$5
Street Lighting	\$20
Retail Center	\$5
General Store / Grocery Store	\$225

The tally shows the relative importance of each community attribute to those citizens who participated. As a sampling of the community, this information shows that no taxes and specific improvements are important to Pleak residents. While these are difficult to reconcile, options for achieving balanced growth do exist.

3.2 Strengths/Weakness Analysis

A Strengths-Weakness Analysis is a tool that evaluates a variety of characteristics in regard to their impact and effect on the community. Through an extensive inventory of existing land use and building structures, population studies and forecasts as well as interviews with City and County officials, the Project Team established a summary of existing conditions. The data collected indicated that growth was occurring at a higher rate than the Village anticipated. As such, growth is bringing the Village to a crossroads in which they will have to evaluate and determine how to manage their resources, future growth and in what capacity town oversight would be administered. Based on these realities several observations have been documented which include an assessment of strengths and weaknesses of the Village.

Strengths

Centralized location within western Fort Bend County, Texas

The convergence of US Highway 59, US 90A and State Highway 36 funnels traffic in and around Pleak. TxDOT’s proposed Spur 10 which also runs through Pleak forms the western edge of an area the Greater Fort Bend Economic Development Council calls “the Triple Fork”. Due to existing roadways and rail lines running toward multiple compass points, this area is primed for future growth as an industrial and distribution center (see Figure 3a).

Proximity to significant employment centers

Western Fort Bend County is becoming the premier area for industrial centers in part due to the rail line presence and track expansion of Union Pacific and Kansas City Southern railroads. The industrial draw to west Fort Bend is due in part to the diminished availability of industrial facilities within the Cities of Sugar Land, Stafford and Missouri City. These cities represented the first wave of industrial centers due to their proximity to other rail lines and access to the Sam Houston Tollway (Beltway 8) which serves as an outer loop and a distribution corridor for Greater Houston.

In comparison to earlier industrial developments, the Triple Fork area offers unrestricted available land with frontage and access to interstate highways. To enhance the utility of the area, the Greater Fort Bend Area Economic Development Council is working with the Port of Freeport to expand the Port's Foreign Trade Zone (FTZ) designation. The FTZ designation will allow the Port of Freeport to expand its international trade capability by enhancing its import/export facilities and providing manufacturers with larger and diverse distribution centers (rail and truck) for their goods.

Being at the epicenter of the west Fort Bend County growth ring, a variety of employment centers are being created within a fifteen-mile area of the Village. Sectors with significant growth and expansion in the area include medical, campus, manufacturing and industrial.

Within the past eighteen months the following employment centers have been developed:

- The Kansas City Southern Railroad has begun construction of an 838 acre intermodal facility and logistics park. At build out the site will bring an estimated 750- to 2,000 new jobs.
- Adjacent to the Kansas City Southern intermodal facility GBI International has proposed the construction of a 340 acre business park. The park will capitalize on the Port of Freeport's FTZ designation which will allow it to provide logistical and staging area for cargo designated for distribution through out the state and country. This business park is anticipated to bring an additional 600 new jobs to the area.

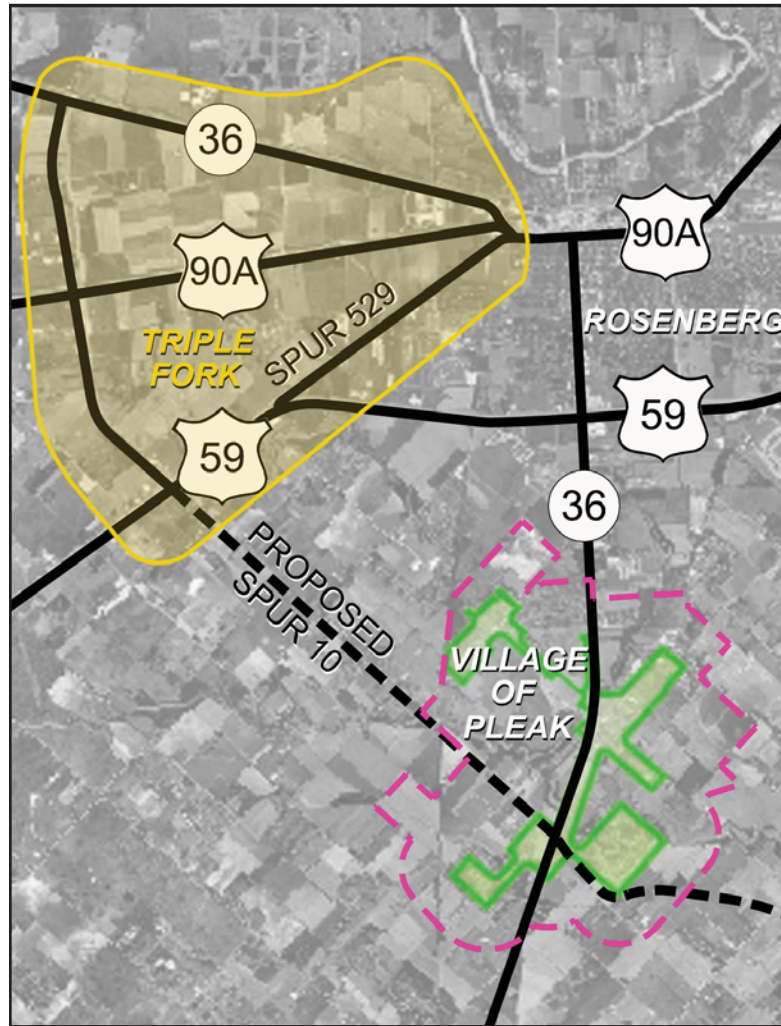
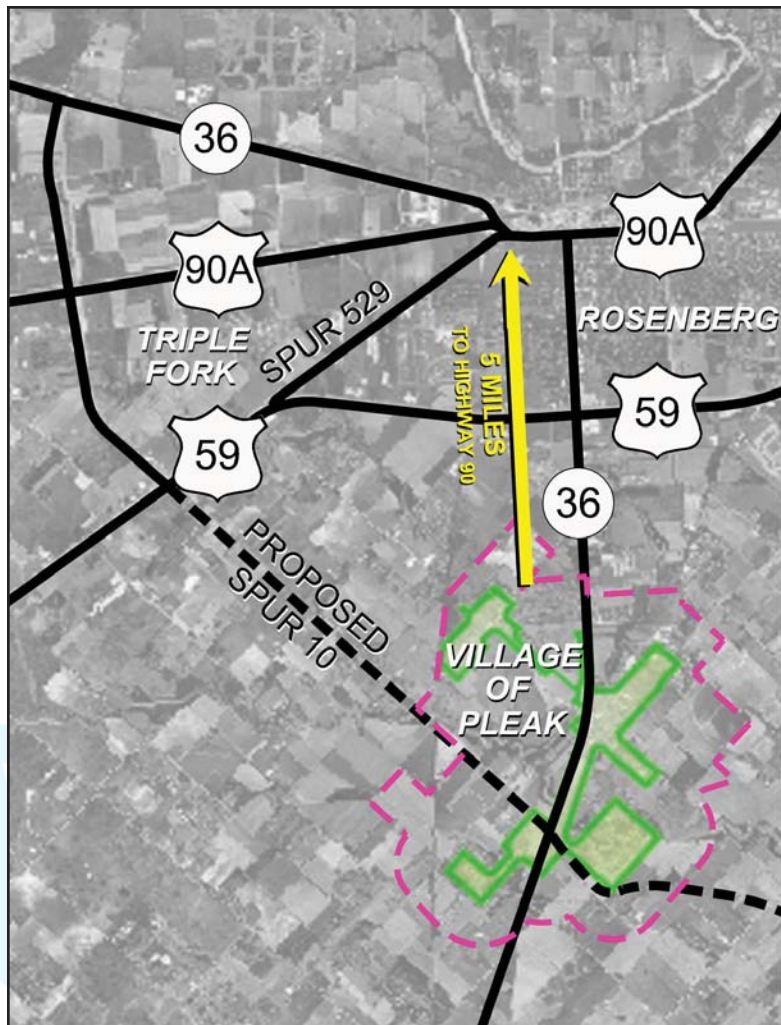


Figure 3a:
The Triple Fork

Figure 3b:
Proximity to major
mobility arteries



Positioned in the next "Growth Ring"

Pleak is located only five miles south of Highway 90A through Rosenberg and only two miles from US Highway 59, a major regional freeway connecting South Texas and Mexico to Houston and ultimately northern destinations out of the State. With recent development activity at the intersection of the Grand Parkway at US 59 and the establishment of SH 36 as a transportation corridor for the Port of Freeport, the Village of Pleak is perfectly located to experience significant growth in the next economic upturn and beyond. As development continues to the southwest along US 59 as well as from Rosenberg to the south along SH 36, Pleak will be part of a continuing ring of growth and development.

Low cost of living

Unlike all other small municipalities in Fort Bend County, residents in the Village pay no municipal property tax.

Direct access to major thoroughfares

The City limit lines shadow the routes of State Highway 36 and FM 2218 which in turn provide direct connections to US Highway 59. Future highway projects including Spur 10 will increase the excellent access locally within Pleak and provide a third route to US Highway 59.

Weaknesses

No tax base to generate significant revenues for municipal operations

Revenue sources for the Village are limited, due to the absence of a municipal property tax. Additionally, the lack of commercial and retail sites within the boundaries of Pleak limits the ability to collect the ½ of 1% County Sales Tax revenue the Village receives. The Village collects modest incomes from permitting, franchise taxes and the rental of the Village Hall. Expenses (\$131,532) surpassed income (\$128,945) by \$2,587 in the fiscal year ending in April 2009.

Lack of public facilities and municipal services

With exception of the Volunteer Fire Department and its building on FM 2218 at SH 36 there are no public facilities or municipal services available to the residents of The Village.

This situation is common among rural towns but will become a point of public debate as the Village of Pleak experiences substantial population growth. With the location of several major employment centers in close proximity to the Village there is the potential for an increase demand for housing, which will mean a greater demand for public services. There are a variety of population thresholds that trigger the building of a new school, creation of a community park or the establishment of a police department. Based on the development factor in the area, the Lamar Consolidated Independent School District has already factored in the need for additional services and plans to build a new elementary school by 2010 in close proximity to Pleak.

Large lot development

Home sites sitting on more than an acre of land create low density and more open space (attractive aspects to existing residents), however make services difficult to manage. Without ability to pay for road maintenance, Pleak relies on Fort Bend County for such work which often suffers due to high demand for road work and large geographic area of the County.

Lack of retail/commercial land uses

Although Pleak's limits are largely along S.H.36 and F.M. 2218, little commercial property exists along those arteries. Due in part to the low quantity of residences within Pleak, but also due to the lack of public infrastructure, retail and commercial use tracts remain sparse. This fact limits the amount of revenue which can be collected from Fort Bend County sales tax.

Inability to expand City boundaries

Due to the nature of adjacent ETJ boundaries, it is unlikely that Pleak can expand past its current 6,040 acre size. The jurisdictions of Rosenberg, Fairchilds and Needville border the Village on nearly all sides. Thus even if Pleak were to annex additional land into the City Limits, the ETJ could not expand outward except for into the reu unincorporated areas east of its current boundaries.

Few Land Use controls

The Village's current ordinances which address development include:

- Subdivision Ordinance
- Subdivision Design Standards
- Sign, Landscaping and Dumpster Ordinances
- Mobile Home Ordinance
- Municipal Utility District Authorization

These ordinances are relatively young, most having been passed by Council only recently and others since 2005. Each ordinance appropriately addresses the governing issues on a per property basis. However, the lack of land use controls in the form of a Zoning Ordinance may contribute an inability to guide future development.

High speed and high quantities of traffic

In particular, State Highway 36 through the heart of Pleak will see a substantial increase in traffic in the coming years as the surrounding areas and Pleak itself grow. Additional trailer truck traffic can be expected as the Port of Freeport expands its service as a deepwater port. TxDOT has already recognized this fact and has proposed plans for expanding the number of lanes on SH 36 and adding Spur 10 on what is currently designated as Gerken Road. FM 2218 can expect greater traffic volumes as well as a potential shortcut to and from US 59 due to the fact that SH 36 and US 59 will become more and more congested. The current businesses and residences which front and have driveway access to these roads will experience difficulties related to high volume/high speed traffic.

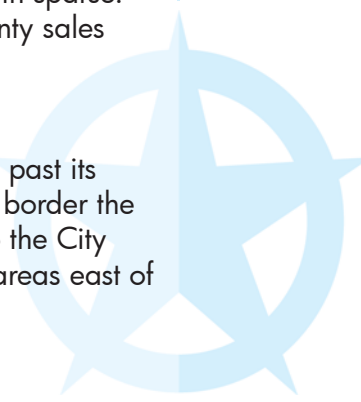
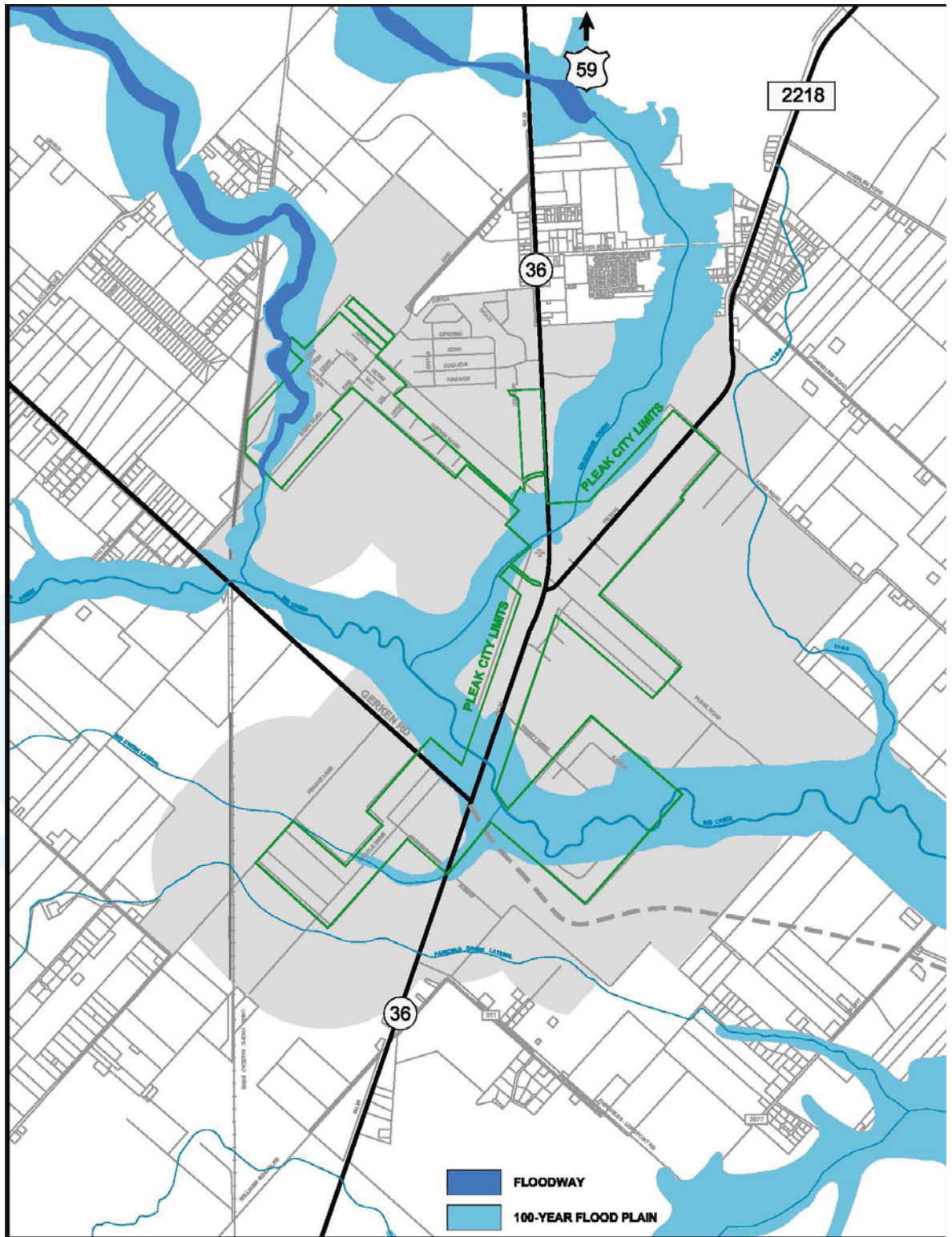


Figure 3c:
FEMA Floodplain
and Floodway
designations



Source: Flood Insurance Rate Maps January 1997, Map Numbers 48157C0215 J, 48157C0220 J, 48157C0355 J, 48157C0375 J

Flood prone

Approximately 1,207 acres of land within the boundaries of Pleak are also within FEMA designated floodplain or floodway areas. This accounts for approximately 20% of all land within the Pleak ETJ. The designated areas shown in Figure 3c are the only areas studied by FEMA, leaving all other drainageways under the jurisdiction of Fort Bend County Flood Control. The lack of substantial topography increases the time it takes for stormwater to flow through the roadside drainage swales and other relief ditches into the major creeks. During storm events this can cause additional localized flooding. Areas within the designated floodplain may be reduced by the actions of the Fort Bend County Drainage District as they continue downstream improvements to Big Creek. However, the exact impact is not being calculated by the District. FEMA maps require a Letter of Map Revision be approved before improvements which affect drainage patterns can become part of the accepted maps. Studies by individual land owners or the Village would be needed to assess any improvements and determine if lands can be removed from the floodway area and used for development. Mitigation of floodprone areas is also an option, an example of which is the new detention facility adjacent SH 36 serving Fort Bend County MUD 5.

3.3 Elements of the Plan

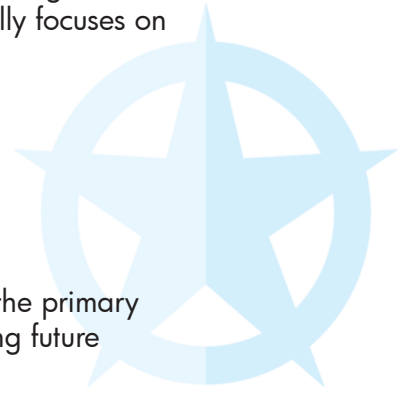
The Village's Comprehensive Plan is organized into four main components that address existing conditions, identify outstanding issues, discuss goals and establish a strategic action plan to address the crucial issues impacting the community. The plan specifically focuses on the following elements:

- Projected growth and land use,
- Infrastructure; water, wastewater and drainage,
- Transportation and Roadway planning,
- Parks

These components are the livelihood to any community and are at a minimum the primary resources that must be evaluated to develop goals and approaches in evaluating future development.

Connecting Goals to Plan Elements

Residents of the community treasure the rural qualities of Pleak. Maintaining some of the physical and developmental qualities of the Village is an overarching consideration, incorporated into the various Comprehensive Plan components. In particular, the land use component of the Plan details specific characterizations to maintain the Village's rural charm as well as other recommendations to improve the quality of life for its residents.





This page left intentionally blank.

4.0 Growth & Development

Future Trends

In 2007, The US Census Bureau identified Fort Bend County as one of the top ten counties in population growth in Texas. This growth rate has a direct impact on all cities and communities within the County.

4.1 Baseline Analysis

Population Growth in Surrounding Cities (Over 10,000 persons)

Population surges (such as what is being forecasted) are not uncommon among communities within Fort Bend County. For example, in the ten year period between 1980 and 1990 the cities of Rosenberg and Missouri City both had double digit growth rates. This growth was driven by the relocation of several employment centers to Fort Bend County as well as the development of a variety of residential and master planned communities in and around Rosenberg and Missouri City.

Anticipated Growth in Pleak

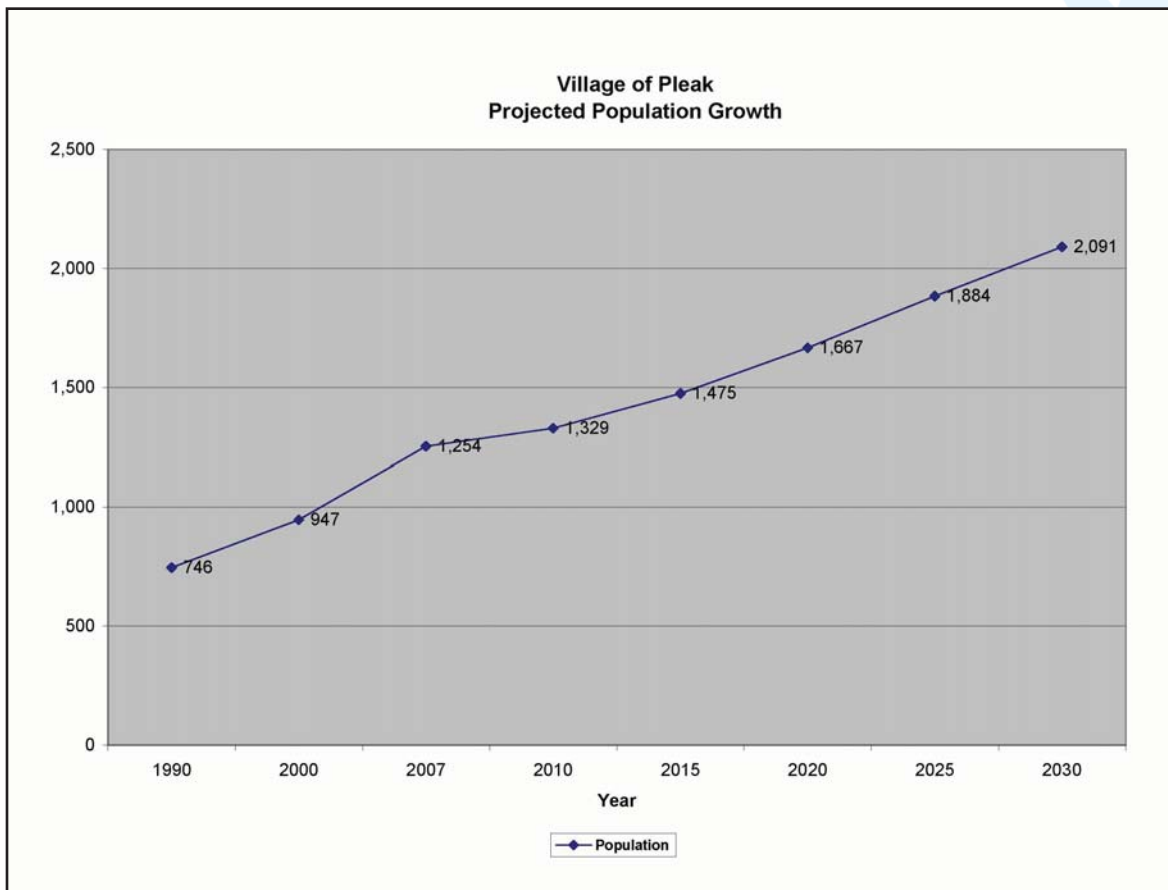


Figure 4a:
Population
Projection using
2-3% nominal
growth rate

Anticipated Growth in Pleak

Population projections are traditionally based on a number of demographic factors including past US Census data, regional growth statistics, job growth rates, current economic factors and other formulas. In the Village of Pleak, a more measured approach has been taken using simple growth percentages and development factors. The reason for this is that the current economic climate is difficult to predict since the Houston region has not experienced the same depth of economic decline as the rest of the country. Job growth remains steady and portions of the housing market remain quite strong. Additionally, Fort Bend County growth has remained constant over the past years due to a diverse job market, high availability of inexpensive land and excellent proximity to business centers. For the purpose of the Comprehensive Plan, populations are projected to the year 2030, roughly 20 years into the future.

Figure 4b:
Population
Projection
including MUD
buildouts

Year	Projected population within Pleak City Limits and ETJ (MUD's not incl.)	Projected population FBCMUD 5 – Briarwood Crossing	Projected population FBCMUD 157 -Hawkeye Ranch:	Total
1990	746			746
2000	947			947
2010	1,329	580		1,909
2015	1,475	3,516	1,853	6,844
2020	1,667	6,416	3,341	11,424
2025	1,884	7,536	4,829	14,249
2030	2,091	7,536	5,573	15,200

By taking into account a nominal cyclical growth rate of 2-3% per year, a population of 2,091 within the Village of Pleak was projected by the year 2030. This rate is used to establish a baseline for growth in areas not accounted for inside the new Municipal Utility Districts. Rates for each of the MUD's were calculated separately, taking into account build-out schedules, number of homes proposed and factoring the average household size. Each MUD development has different commencement schedules and ultimate build-out will be determined by future housing and job market factors, however each of the new communities should be completed by the 2030 threshold of this Comprehensive Plan. FBCMUD 5 is located west of SH 36 and is actually two developments separated by Band Road. The developments, Briarwood Crossing and Fairpark Village at Briarwood Crossing, are projected to add 7,536 residents by 2030. Water, wastewater and detention facilities have already been constructed for this development, thus it is more likely to begin home construction first. FBCMUD 157, Hawkeye Ranch, is projected to have 5,573 residents upon build-out.

4.2 Growth Issues

The growth of the Houston region is characterized by suburban development pushing out radial from the City's center. As its development pushed past the 610 Loop and traffic in the suburbs increased, Beltway 8 was constructed to relieve that congestion and provide mobility for future development. As development continued to increase and Houston cemented itself as one of America's most populous cities, the suburban growth continued past Beltway 8. During the 1980's and '90's the communities of Sugar Land, Stafford and Missouri City were caught in the next growth ring and expanded Houston's suburban influence. That growth ring stalled just short of the Brazos River. In the past ten years, development has restarted west of the Brazos along State Highway 99, the Grand Parkway, which is the Houston region's third freeway loop.

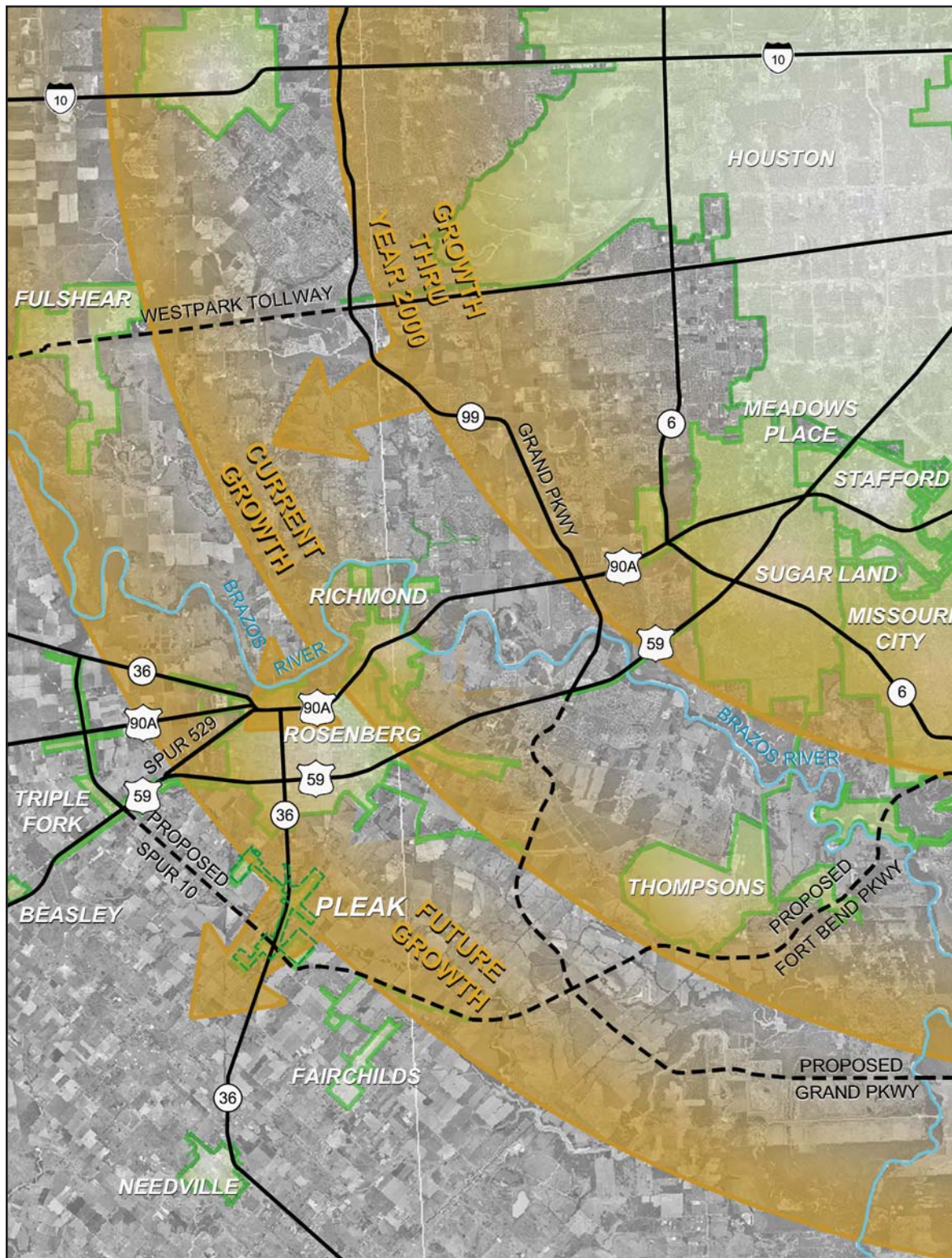


Figure 4c:
Growth Rings

The new commercial, retail and residential growth along US 59 at the Grand Parkway is an indicator of the current growth ring. This development is occurring only 10 miles northeast of Pleak.

The next probable growth ring may occur as a major job center is created west of Rosenberg. The aforementioned “Triple Fork” area has both excellent vehicular access and railroad service and a huge area of undeveloped land. Pleak is situated perfectly to become a residential community serving the “Triple Fork”. SH 36 and Spur 10/Fort Bend Parkway are the infrastructure backbone of the next growth ring just as the Grand Parkway is currently and Beltway 8 was prior.

Development within the City Limits

With current City limit lines shadowing SH 36 and FM 2218 as well as several established residential communities, the development potential is relatively easy to predict. Individual undeveloped tracts in residential areas will likely continue to be infilled with new homes while tracts adjacent the highways will have a commercial character. This may include new retail to accommodate the residential growth in the ETJ. New commercial uses of the same character as currently exists on FM 2218 may continue on this corridor. The northern areas within the City limits are more likely to see development occur than areas on the south due to population distribution.

Development in City ETJ

Development occurring within Pleak’s ETJ is characterized by the potential population explosion provided by the two established municipal utility districts in the northern ETJ. Fort Bend County MUD 5 (Briarwood Crossing) has a potential build out of 7,536 persons and Fort Bend County MUD 157 (Hawkeye Ranch) may add another 5,573 persons. These two areas alone will add over 13,000 residents to the City ETJ in the next twenty years. It may be that the developments will provide all the absorption needed during that time period, but the excellent access and availability of land may provide opportunity for additional, if smaller, residential development. Such growth should be carefully monitored so as not to completely alter the community’s character.

4.3 Strategic Action Plan

A growth policy is a tool that will effectively allow the Village to manage and evaluate all potential future residential and commercial development. To establish a growth policy for Pleak, growth rates and an impact analysis have been studied in depth. A proposed management strategy will address the leading growth indicators including rate, amount, type, location and quality of growth.

Future Land Use

As Pleak continues to grow and evolve over time, it is likely that adjustments to its land use mix will be inevitable. For instance, currently within the City limits the predominant land use is residential while a full 50% of all land within Pleak’s limits and ETJ is undeveloped. If agricultural uses restart on what is currently unused/undeveloped, the mix could change dramatically. If additional MUD’s are formed within the ETJ, the land use mix would swing toward residential. What will remain important and challenging is managing a growth policy in a way which balances the needs of the greater community with individual property development. Several alternatives exist to accomplish this goal.

Adopt a Uniform Development Code

In addition to ordinances already in place, a Uniform Development Code would tie all construction types to a single document. Commercial and retail structures should be included in a manner similar to the Subdivision Design Standards already in place in Pleak. Additionally, parking lots, driveway permits and building square footage requirements would be managed by a UDC. In this way, the Village can safeguard against unchecked development in all construction types and begin to affect an overall community feel. Many municipalities have used such tools to spearhead far reaching changes to new construction. Existing development should be “grandfathered” unless a certain percentage of the site is disturbed or building is remodeled. Over time, the UDC, in conjunction with other ordinances can contribute greatly to a community’s identity. This idea should become important to Pleak so as to differentiate itself from its Fort Bend County neighbors.

Preserve local character

The Village as well as Fort Bend County has strong roots in Texas history. In order to preserve that significance, The Village or community group should initiate the process of having the old cotton-gin on State Highway 36 placed on the State and National Historical Registers. This designation, would allow The Village to market itself as a unique destination for heritage tourism. Heritage tourism is one of the fastest growing segments of the tourism industry in Texas. Subsequently, there are a variety of grants made available to assist in all aspects of the plan creation, site work, marketing and implementation of a local program. Heritage Tourism as an economic development tool is becoming more popular in rural towns and communities across Texas. With the establishment of one historical site, The Village could create several local jobs, reap the economic benefits of increased visitors to the community as well as serve as an educational tool.



Figure 4d:
Krenek Cotton Gin

Economic Development Opportunities

Due to the fact that the Village of Pleak collects only a small amount of income to provide municipal services, the importance of continued retail and commercial growth is magnified since the County sales tax on businesses is a source of revenue for the Village. Providing additional retail and commercial properties is partly a function of market demand, thus as Pleak grows, the demand for services will grow as well. However, business growth is also a function of location. Pleak can offer outstanding locations for small to medium sized businesses since there is extensive frontage available on SH 36 (3.5 miles) and FM 2218 (1.5 miles). In the future, the potential for Spur 10 and a connector to the Fort Bend Parkway to be constructed within Pleak will create an additional 3 miles of frontage.

In order to preserve the rural character of the community, these roads should not be looked upon as only commercial in nature. Rather, it is the combination of homes and businesses along these roads which gives Pleak its character. From an economic development standpoint, it would be wiser to establish business districts or trade areas which can cluster commercial properties. This typically occurs at major intersections of which Pleak will have two: SH 36 at FM 2218 and SH 36 at Spur 10. A series of Economic Development Districts can be created through Village Ordinance.

Development incentives such as tax deferral, development cost payment or infrastructure improvements are very difficult for Pleak to accomplish due to the lack of public infrastructure, no tax rate, and no funds to pay development costs. The likely result is that new business will need to be attracted to the area because of the excellent access to highways and roads and the proximity to major business centers (Houston, Rosenberg, Freeport). Nearby, high-quality communities and homes are also draws for new businesses which is why Pleak is perfectly positioned to provide new residences in the proposed MUD communities.

Working more closely with the Greater Fort Bend Economic Development Council is a way for the Village to use programs and resources already in place rather than spend precious resources of its own. For instance, the August 2008 announcement by the EDC of a new 60,000 square foot National Oilwell Varco facility at US 59 and FM 2218 has the potential to add residential growth and eventually small business growth. As more of these announcements are made, the EDC should be marketing Pleak as a nearby quality community for potential new residents.



5.0 Water and Wastewater

Potable water supply and wastewater disposal are vital to residents of any community. Provision and treatment of fresh water and the distribution of potable water as well as the collection and treatment of wastewater can be provided by community waterworks systems or by individual private on-site systems. Currently, like many rural communities, the Village of Pleak does not own and operate a municipal water and wastewater utility system. Most residents in the Village operate private household wells and dispose of their domestic wastewater using on-site sewage facility (OSSF) systems. Use of these systems has been practical for the residents since home sites of one or more acres have historically been utilized in the Village. A relatively small number of residents of the Village currently reside within the service areas of water utility systems operated by a water district or private water supplier and have community water service and/or wastewater service.

5.1 Municipal and Governmental Regulations

Private water wells are not regulated by the Texas Commission on Environmental Quality (TCEQ), however regulations are in place regarding OSSF installations to protect the public health, including preventing contamination of water wells.

The TCEQ has established rules under the Texas Administrative Code, Chapter 285 and Fort Bend County has adopted these rules for the permitting and operation of OSSF units. These rules require that residential lots to be served by OSSF units have a minimum lot size of 1.0 acre for single family homes not served by a public water supply, and 0.5 acre for single family homes served by a public water supply.

The *Subdivision Regulations and Design Standards for the Village of Pleak* adopted in 2006 allow the dedication of residential subdivisions with minimum lot sizes of 6,500 square feet for single family homes on curb and gutter streets, 6,000 square feet for patio homes, and 4,000 square feet for townhouses. Single family lots with these minimum lot sizes will not meet the state and county requirements for OSSF service described above.

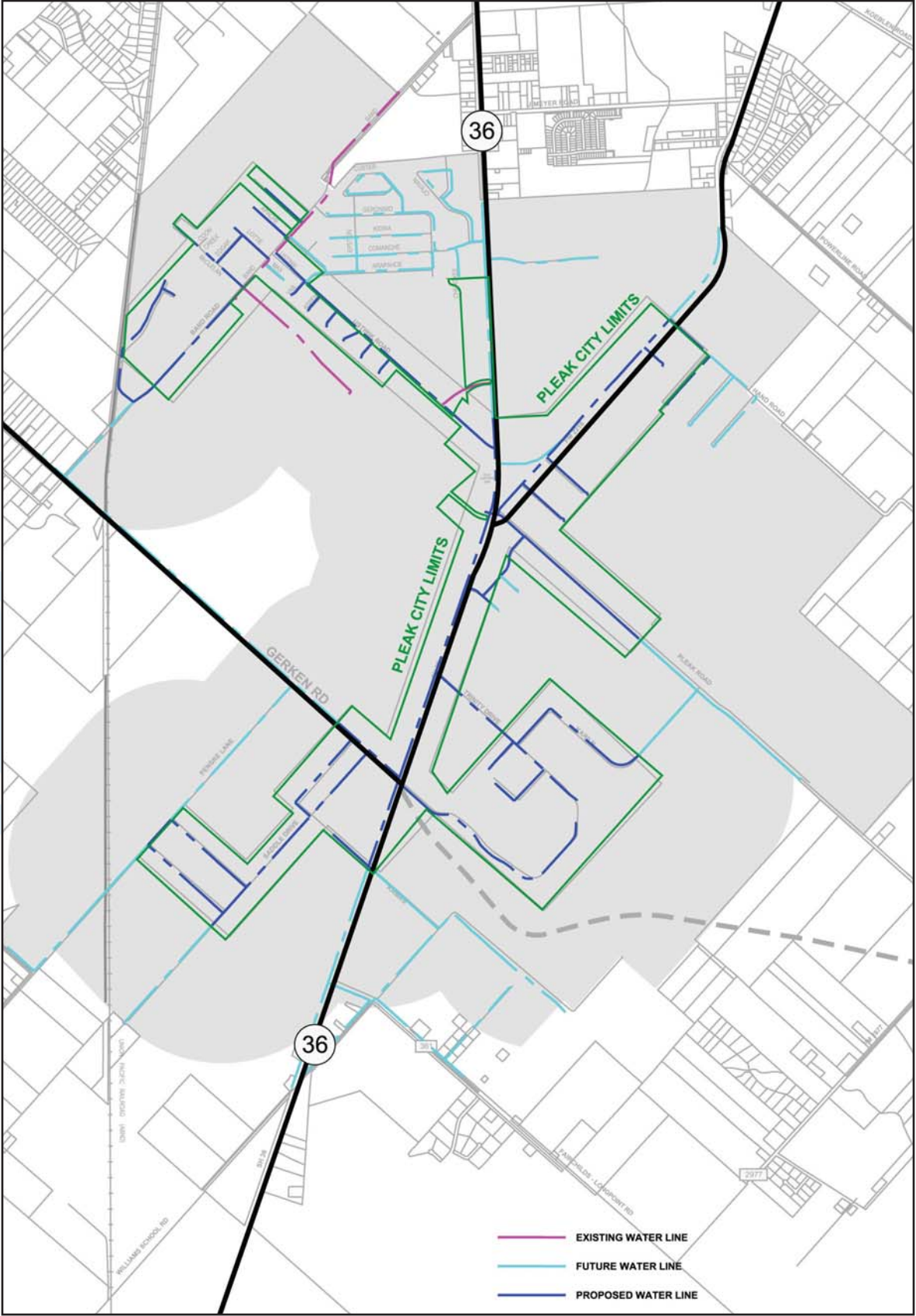
The Subdivision Regulations and Design Standards also require that builders or developers of subdivisions construct all water lines, sanitary sewer lines, and service connections, if required.

5.2 Existing Conditions

The residents who initially moved to Pleak generally desired rural community life with large home sites. As described in Section 5.0 above, most residential development in the Village prior to 2006 occurred on home sites of one or more acres. These initial residents continue to use private wells and OSSF units on their home sites.

More recent development however, has introduced smaller residential lot sizes conforming to the minimum lot requirements in accordance with the *Subdivision Regulations and Design Standards*. This development is currently occurring on approximately 757 acres in the Woodmere Subdivision served by Fort Bend County Municipal Utility District No. 5 (FBCMUD 5). This water district has installed water and wastewater collection lines to serve its residents and plans to extend the utilities for future development within the District.

Figure 5a:
Water System



Additionally, Horseshoe Bend Development, an unplatted subdivision partially within the City Limits and within the ETJ currently serves its residents with water service only. The water system is authorized by Certificate of Convenience and Necessity No. 11648 issued by the TCEQ. The residents are not served by a public wastewater system and utilize OSSF units.

5.3 Infrastructure Alternatives

In recent years, some of the residents with private systems have been notified by Fort Bend County Health Department officials that their wastewater disposal systems were not being operated correctly and needed to be replaced with more effective units. This has generated community concern and discussion about the need for the Village of Pleak to construct a community water and wastewater system.

During the public meeting for preparation of the Comprehensive Plan, residents expressed concern about the cost of constructing water utility systems and requested that alternative be investigated for providing water and wastewater service to the residents of the Village.

In this Comprehensive Plan, the projected water and wastewater system will be evaluated to meet the needs of the Village of Pleak until the year 2020. The 2000 United States Census counted 947 residents in the Village of Pleak. The Texas Municipal League reported the estimated population of Pleak in 2006 at approximately 1,033. The Comprehensive Plan projects that in 2010 and 2020 the population is estimated to be nearly 2,000 and over 10,000 persons respectively. Due to the availability of ready home sites with water, sanitary sewer and drainage improvements as well as paved streets, it is anticipated that most of the projected growth will be accommodated in the existing and proposed water districts.

Alternatives for water and wastewater service for the residents of the Village considered generally fell into the following categories:

- Construction of a Village of Pleak municipal water and wastewater utility system
- Creation of additional water districts to serve all areas of the Village as needed to develop public water and wastewater systems
- Contracting with local water districts to provide service to areas outside the limits of the water districts
- Contracting with the City of Rosenberg for providing potable water and wastewater treatment capacity for the areas currently unserved by public utility systems
- Continuation of the use of private water wells and OSSF for residents not within the service area of public water systems

5.3.1 Construction of a Pleak Municipal Water and Wastewater System

The Master Plan Report for Water and Wastewater Infrastructure, Village of Pleak, Fort Bend County, Texas prepared for the Village of Pleak to support a United States Department of Agriculture (USDA) application by R. G. Miller Engineers, Inc. analyzed water and wastewater systems that would be necessary to serve the Village and its residents, including existing and future residential and commercial development within the City limits as shown on Figures 5a and 5b. This study determined the following costs for construction of public water and wastewater systems to serve areas inside the present City limits.

Figure 5b:
Wastewater
System

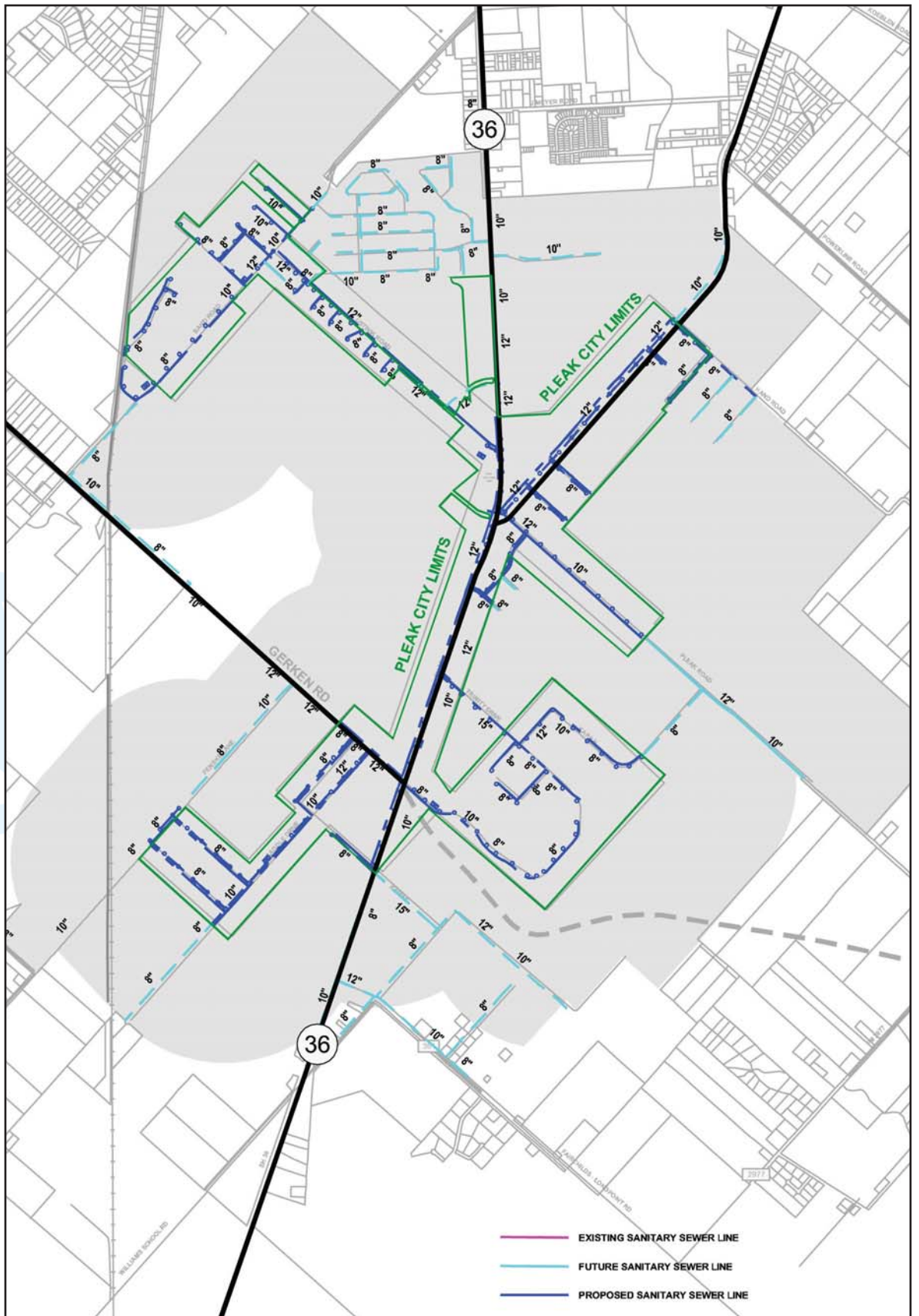


Table 5.1

Construction Component	Construction Cost	
Water Distribution System	\$4,870,427	
Water Treatment Plant	\$2,000,000	
Subtotal		\$6,870,427
Wastewater Collection System	\$3,669,882	
Wastewater Lift Stations	\$1,845,000	
Wastewater Treatment Plant	\$2,400,000	
Subtotal		\$7,914,882
Total Construction Cost		\$14,785,309

Table prepared from information presented in the Master Plan Report for Water and Wastewater Infrastructure, Village of Pleak, Fort Bend County, Texas by R, G, Miller Engineering, Inc.

The Master Plan Report also presented the following estimated annual operating and maintenance (O&M) costs for the water and wastewater systems.

Table 5.2

Annual O&M Component	Annual O&M Cost	
Cost of Operation	\$90,000	
Cost of Maintenance	\$90,000	
Total O&M Cost		\$180,000

Table prepared from information presented in the Master Plan Report for Water and Wastewater Infrastructure, Village of Pleak, Fort Bend County, Texas by R, G, Miller Engineering, Inc.

5.3.2 Creation of Water Districts to Provide Public Utility Systems

FBCMUD No. 5, a recently initiated development, provides water, sanitary sewer, and drainage facilities for its residents. This water district has an ultimate development area of approximately 757 acres in the limits and the ETJ of the City of Pleak. Another existing development, Horseshoe Bend Development currently serves its residents on approximately 207 acres with water service only. The residents of Horseshoe Bend are not served by a public wastewater system and utilize OSSF units.

A new proposed development, Hawkeye Ranch, is located on approximately 549 acres to be served by Fort Bend County Municipal Utility District No. 157 (FBCMUD 157) which is pending creation. This development will be located partially within the City limits and within the ETJ. This water district will also provide water, sanitary sewer, and drainage facilities for its residents. These community utility systems demonstrate different vehicles for institutionalizing public utilities for the presently unserved areas of the Village.

The costs presented in the *Master Plan Report for Water and Wastewater Infrastructure, Village of Pleak, Fort Bend County, Texas* summarized above would also be typical costs for construction, operation and maintenance of water and wastewater systems by a water district created to serve the current and future development within the existing City limits. Creation of multiple water districts, while resulting in higher overall costs due to loss of economy of scale, may be more effective for phasing of service to the wide-spread areas of the current City limits.

5.3.3 Contracting With Existing Water Districts for Service

The current existing and proposed water districts could be requested by the City to provide potable water and wastewater treatment service to presently unserved areas of the Village. To date there have been no formal discussions by Village officials with water district representatives. The Village could construct water distribution lines and wastewater collection lines and lift stations that would rely on the water districts for potable water supply

and for treatment plant capacity. The Village would still have to incur the cost of constructing the water distribution line and wastewater collection system shown in Table 5.1 to be approximately \$14,785,309.

The cost of potable water supply and wastewater treatment capacity would be paid by the village as a capital amount less than the \$4,400,000 that would have been incurred by the Village if it had constructed its own facilities (due to economy of scale by joining in with the water district(s) or as a periodic fee paid to the water district(s) for providing the service. Additionally the water district would assess a share or operating costs of the plant facilities to the Village. There are several variations to the potential contracting arrangements. Assessment of the most favorable arrangement would be determined in negotiations with the water districts for clearly defined service needs.

5.3.4 Contracting With the City of Rosenberg for Service

Similarly, the Village can negotiate with the City of Rosenberg to provide potable water and wastewater treatment service for the presently unserved areas of the Village. The Village would have to construct water distribution and wastewater collection systems to connect to the Rosenberg water and wastewater lines. The Village would incur a greater cost of construction connecting to Rosenberg than if it was connecting to local water district systems since under this scenario all water would be taken at the northern end of Village and all wastewater flow would have to be conveyed to the north end of the Village also. Additionally, the City of Rosenberg would seek to recover the costs of extending lines within its limits and ETJ to connect to the Village of Pleak lines as well as annual operating and maintenance cost.

5.3.5 Residential Water Wells and OSSF

Continuation of the use of private individual water wells and OSSF units by the residents of Pleak not residing in the service of area of existing community systems would not require expenditure of municipal funds and therefore would not require property tax revenues to support public utility systems. Each resident would continue to support the cost of maintaining their private systems including the required OSSF inspections in accordance with State and County regulations.

Improperly maintained systems, flooding, and pollution from sources not under the control of the property owner could threaten the safe and proper operation of the private residential systems. New residents constructing homes in the areas without community utility systems would have to install private systems and their home sites would be required to meet minimum lot sizes as described in Section 5.1.

5.4 Surface Water Conversion

Water stewardship has become an increasingly popular practice across the State of Texas in the last fifteen years. On a regional level the practice has been applied through the creation of regional water authority boards. Under the jurisdictions of these boards groundwater management programs are being developed and enacted in order to preserve aquifer resources, and diminish the effects of ground subsidence. Regional groundwater management plans are based largely on population and land use calculations.

The Fort Bend Subsidence District was created by the Texas Legislature in 1989 as a conservation and reclamation district. The District adopted its first Regulatory Plan in 1990 and the Plan was most recently updated in September 2003. Since its creation the Subsidence District has worked to monitor groundwater quality and subsidence measurements within Fort Bend County. In 1997, the Subsidence District drafted and adopted a Groundwater Management Plan (GMP), by directive of the Texas Water Development Board. The GMP established several goals with regard to management of resources. The most significant of these goals was to review, update and implement the

Fort Bend Subsidence District Regulatory Plan that balanced regional land subsidence with groundwater availability. Based on population projections for Fort Bend County as well as the availability of water from the local Chicot and Evangeline Aquifers it was determined that strategies need to be implemented to reduce the amount of groundwater withdrawal for the area so as to not deplete the region's aquifers.

The regulatory objectives implemented from the Regulatory Plan divided the County into two basic areas with one additional sub-area. The Village of Pleak is in the Richmond/Rosenberg (R/R) sub-area of Regulatory Area A as shown on Figure 5c. The regulations for permittees in Regulatory Area A, R/R sub-area have to meet certain requirements including submitting a Groundwater Reduction Plan (GRP) by January 2008; reducing groundwater withdrawals to no more than 70 percent of the permittee's total water demand by January, 2015; and reducing groundwater withdrawals to no more than 40 percent of the permittee's total water demand by January, 2025.

Certain permittees are exempt from groundwater reduction requirements set forth in the District Regulatory Plan. These include permits for agricultural crops, permittees with total water demands of 10.0 million gallons per year (until such time that alternative water supply is available), and permittees demonstrating that they meet the definition of economic hardship. Private residential wells in the Village are exempt since their pumpage is well below the 10.0 million gallon per year amount. However if a public water system is implemented in the Village, it would have to meet the regulatory requirements on its own or be included with the Groundwater Reduction Plan of the City of Rosenberg for future surface water conversion.

5.5 Strategic Action Plan

The Comprehensive Plan recommends that the specific question of water and wastewater service be addressed by entering into formal negotiations with the local water districts to determine what service the districts can provide and at what cost. With this information, evaluation of the alternatives to seek serviced from the water districts or to construct a Village Municipal Water and Wastewater System can be completed and the Village can pursue a plan that will be supported by its residents.

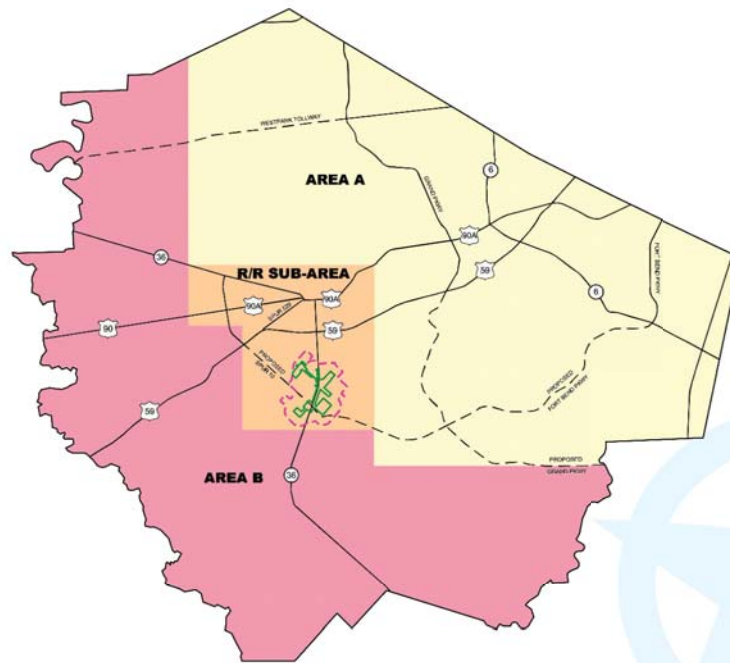


Figure 5c:
Subsidence
Districts



This page left intentionally blank.

6.0 Roadway Infrastructure and Transportation

The evaluation of roadway and transportation facilities is an integral part of the Comprehensive Plan. For example there is a direct correlation between land use, associated densities and traffic volumes. Land use characteristics have a direct impact on the physical environment by the means in which they attract and generate traffic.

Within the Village, most local and major roadways are maintained and controlled by either Fort Bend County or the Texas Department of Transportation (TxDOT). Subsequently, a cooperative relationship between the Village and these entities should be maintained to assist each other in planning and development efforts. The intent of this section is to give an overview of the roadway system and illustrate the proposed expansion and enhancements plans for the major thoroughfares.

6.1 Existing Conditions

Fort Bend County Major Thoroughfare Plan

The Fort Bend County Major Thoroughfare Plan is reviewed and amended on average every three to five years. Roadways falling within a jurisdiction's city limit are not required to be formally amended on the County's thoroughfare plan. Modifications to roadways in all unincorporated and ETJ areas are required to be amended through the Fort Bend County Engineers office.

Amendments to the thoroughfare plan are submitted in writing to the County Engineer's office outlining the proposed modifications to the roadway. If a roadway falls within Pleak's ETJ, it is advisable that the Village be informed of the amendment by the County Engineer's office and that the Village provides a letter of support or opposition with the amendment request.

Upon receipt of the request, the Fort Bend County Engineer will review the proposal. If a proposed amendment does not present significant conflict or impact on surrounding land owners, the County engineer will advance the request to Fort Bend County Commissioners Court for review and approval.

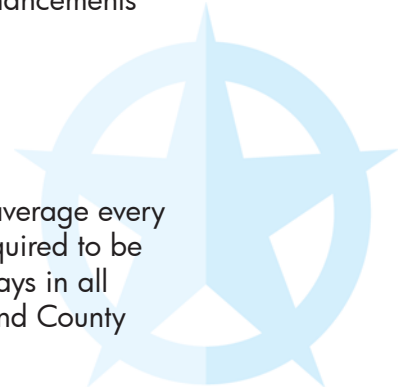
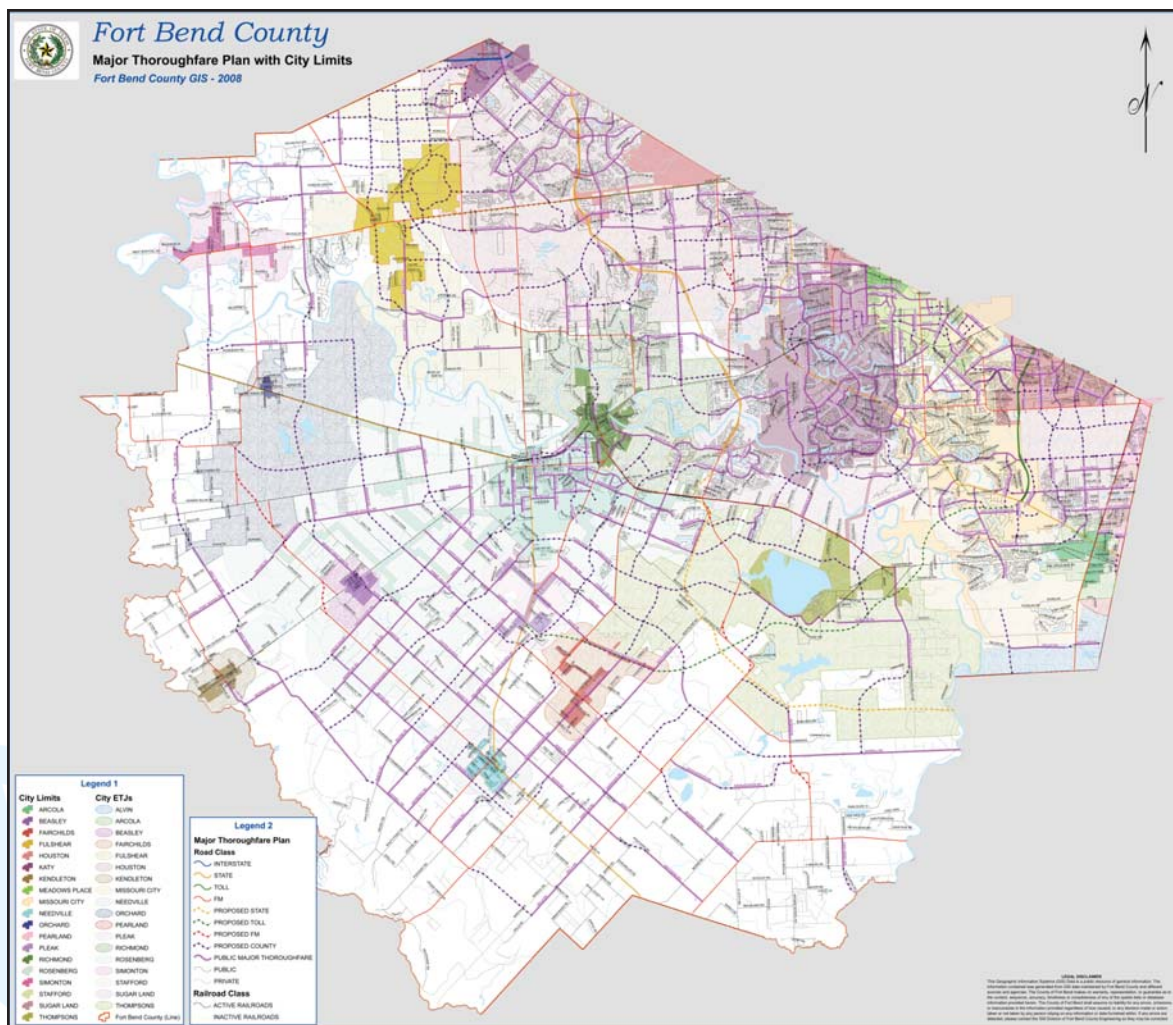


Figure 6a:
Fort Bend
County Major
Thoroughfare Plan



6.2 Thoroughfare Planning

Texas Department of Transportation:

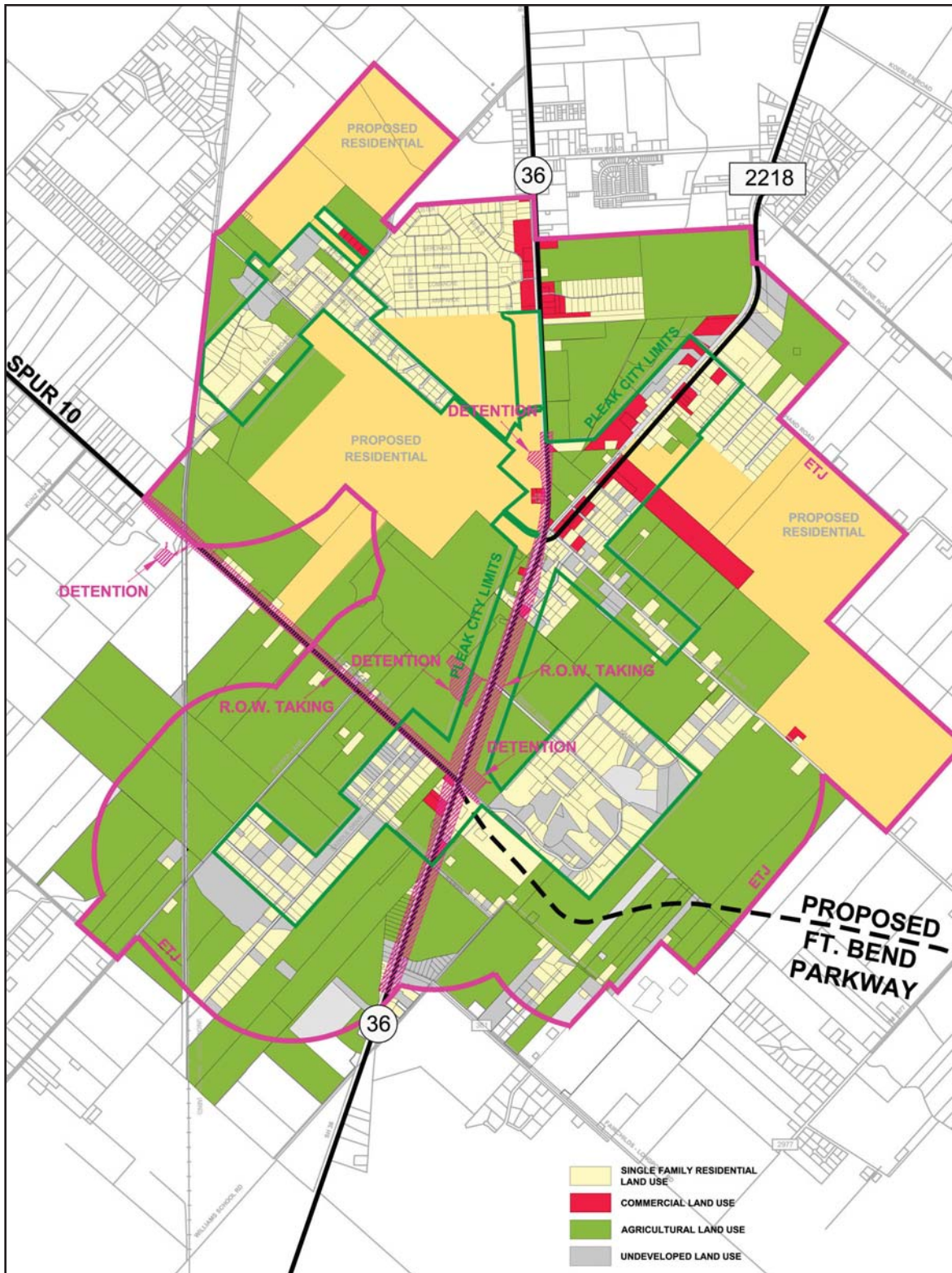
Spur 10

The proposed Spur 10 roadway will consist of a four lane roadway that provides access from SH 36 to US 59 and the "Triple Fork" area by essentially by-passing the intersection of SH 36 and US 59 and Rosenberg. TxDOT is anticipating that construction of Spur 10 and the widening of SH 36 through the Village will occur simultaneously.

State Highway 36

State Highway 36 (SH 36) is currently a two lane highway that runs from Freeport, Texas through The Village. Texas Department of Transportation (TxDOT) in conjunction with the Federal Highway Administration is currently studying improvements to the roadway. The relevancy of SH 36 is crucial to the area, as it serves as the evacuation route for southeast Texas and western Fort Bend County. TxDOT is currently proposing improvements that would include an upgrade of the existing two-lane, undivided facility to a four lane divided in rural sections and a center turn lane in more urban sections. Due to the nature of the project significant right-of-way acquisition will be made along the existing SH 36 corridor. In the Village, the right of way acquisition will consist of 50' feet of takings on the west side of the current right-of-way.

Figure 6b:
TxDOT SH 36 and
Spur 10 Takings
within Pleak City
Limits

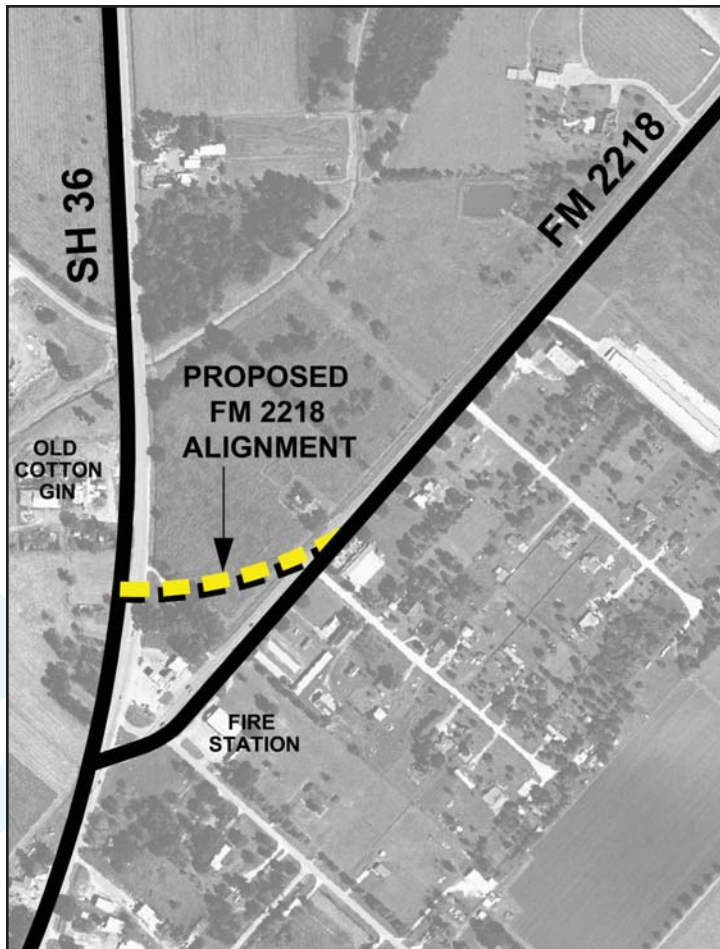


In addition to right-of-way takings TxDOT also anticipates to add detention facilities to mitigate runoff from the proposed expansion project. The proposed takings and detention facilities are shown on Figure 6b above.

FM 2218

To improve intersection geometry and safety, FM 2218 is proposed to be revised at the intersection of SH 36. The new curve will allow for safer turns from all directions by eliminating acute angle turns and improving sight distance.

Figure 6c:
FM 2218
re-routing



Fort Bend County Toll Road Authority

The Fort Bend County Toll Road Authority was created in 2000 by the State Legislature after Fort Bend voters overwhelmingly approved an initial \$140 million bond issue. As of 2008, The Authority operated and managed two segments of roadway, one of which is the Fort Bend County Westpark Toll Road, which runs from FM 1464 to SH 99. The second roadway under the Authority's jurisdiction is the Fort Bend Parkway which connects Beltway 8 to State Highway 6, a distance of approximately 6 miles. A future 12.5 mile lengthening of the Parkway from Highway 6 to the proposed Grand Parkway just west of Smithers Lake is proposed by the Authority.

Fort Bend County Engineering Department

Though not accepted by the Fort Bend County Toll Road Authority, the Engineering Department is proposing to connect the Fort Bend Parkway (shown below in red) at the Grand Parkway to Spur 10 (shown below in yellow) at SH 36 in Pleak. This connection would run approximately 7 miles (shown below in orange) which has the potential to create a major highway intersection within the City Limits.

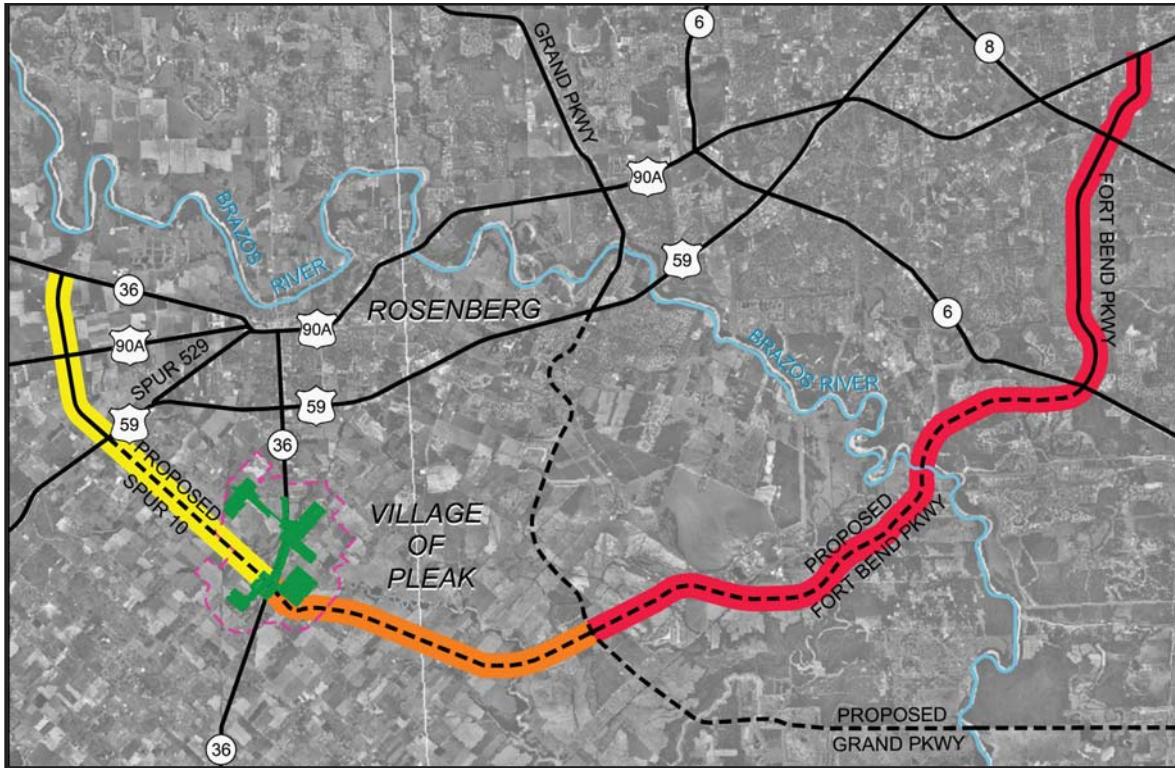


Figure 6e:
Fort Bend Parkway

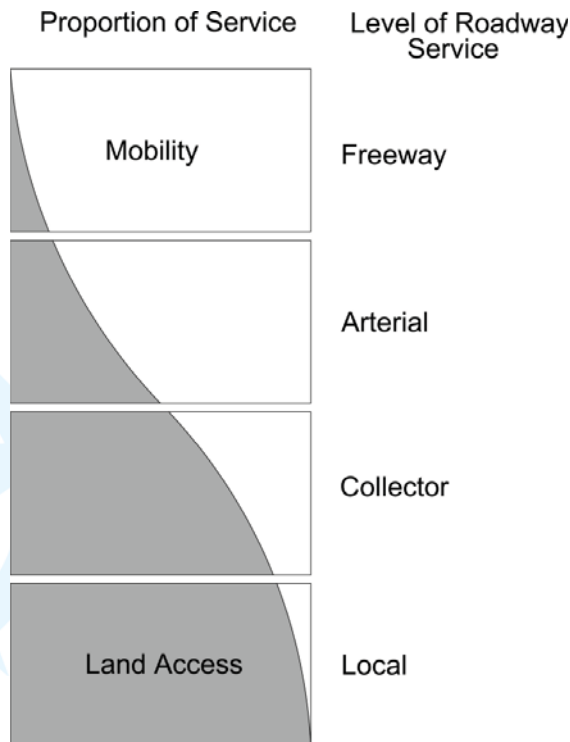
The overall Parkway alignment (all colored segments) is proposed in this configuration only on the current Fort Bend County Major Thoroughfare Plan. Project timelines for each phase have not been determined, however the nature of TxDOT and Fort Bend County Toll Road Authority projects is such that participation in alignment and right of way designation should be occurring between the City and these agencies immediately. This will secure more favorable alignments within the City with regard to current property owners and existing structures as well as allow for appropriate future development.

Roadway Hierarchies

Vehicle travelways are classified by levels of service which describe both their ability to handle traffic volumes and the access provided to adjacent land. In general, roadways are designed to offer an appropriate level of service to both needs, however unplanned development of either roads or property can result in mobility concerns. In general, the higher the speed of traffic and larger the volume of that traffic, the less access to property is appropriate. By example, freeways allow high speeds and high volumes of traffic but no direct access to property. Vehicles must exit the freeway and use a frontage road or local street to enter properties. Thus, the slower the traffic and volume, the more access to property is appropriate. Figure 6f graphically shows this relationship.

Figure 6f:
Relationship of
mobility and
property

Based on source:
A Policy on
Geometric Design
of Highways and
Streets, 2004,
published by
AASHTO



Examples of this relationship in Pleak can be characterized by studying traffic patterns on FM 2218 where high speed traffic is compromised by numerous residential and commercial driveways. SH 36 operates more efficiently in that most access to property occurs via local streets rather than directly off of the highway. This condition will become more serious as TxDOT widens SH 36 to carry additional traffic volume in the future. Additionally, the need for appropriate levels of service at intersections will become more critical as traffic volume increases. This fact will be realized at several intersections within Pleak in the future. An efficient junction between thoroughfares using turn lanes, computer controlled signalization and clear signage will preserve not only traffic flow but maintain safety for residents of Pleak. The intersection of SH 36 and FM 2218 will require a modification of the alignment of FM 2218 to achieve this standard. The future intersection of SH 36 and Spur 10/ Fort Bend Parkway will be even more critical in the slightly more distant future due to the potential for very high traffic volumes to meet at that intersection. TxDOT's current right of way taking maps show significant land adjacent the current SH 36 right of way to allow for deceleration and turn lanes from SH 36 to Spur 10.

Roadway Example: Minor Street
Providing the most access to property, local (minor) streets are the slowest speed designation and lowest traffic volume roadways in the City. The right of way width, paving surface and roadway drainage varies on existing streets throughout Pleak. Section 6.2.1 of the Village of Pleak Subdivision Design Standards Ordinance establishes appropriate right of way and paving geometries for future streets with this level of service.

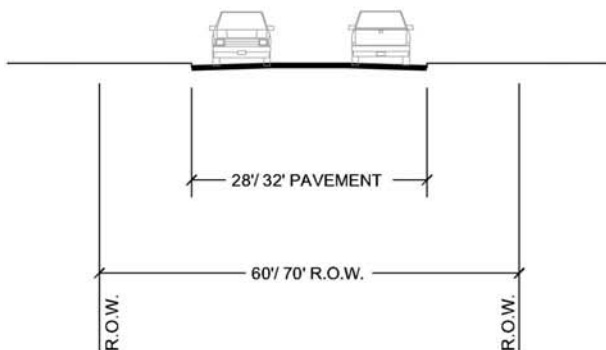
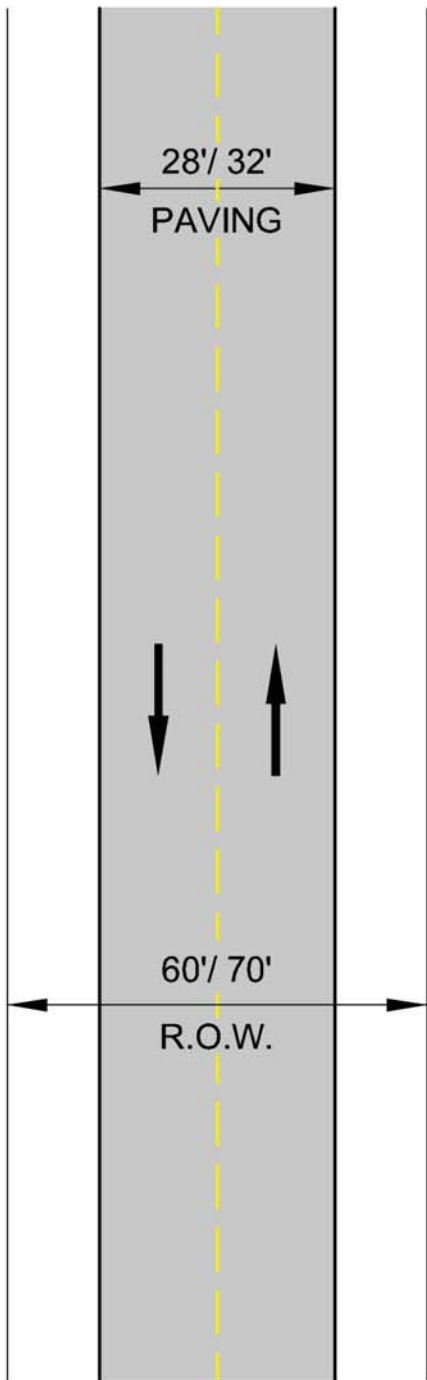


Figure 6g:
Minor street
example

Roadway Example: Collector Street

The primary function of collector streets is to allow flow of traffic between minor streets and major thoroughfares. Access to adjacent property is allowed but should be more appropriately dispersed to minor streets. As defined in section 6.2.1 of the Village of Pleak Subdivision Design Standards Ordinance, collector streets have a minimum forty (40) foot paving section. This width allows for ease of traffic movements such as left or right turns without disturbing overall flow.

Roadway Example: Major Thoroughfare

Shown in Figure 6i on the opposite page, the major thoroughfare designation can allow for higher speed and high volumes of traffic between freeways and collector streets. Currently, FM 2218 functions much like a major thoroughfare in that its two lanes connect SH 36 and US 59 to collector and local streets within Pleak. In the future, four lane major thoroughfares such as shown in Figure 6i may be needed to handle increased traffic volume.

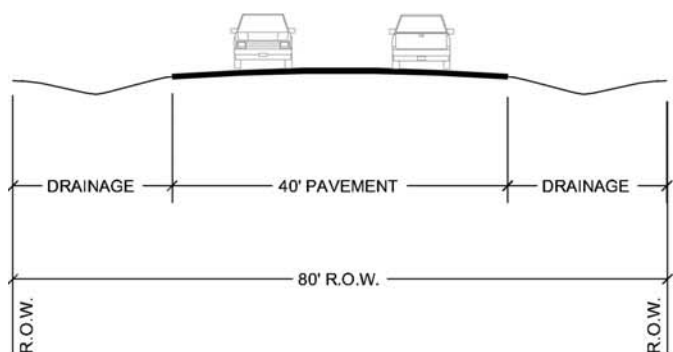
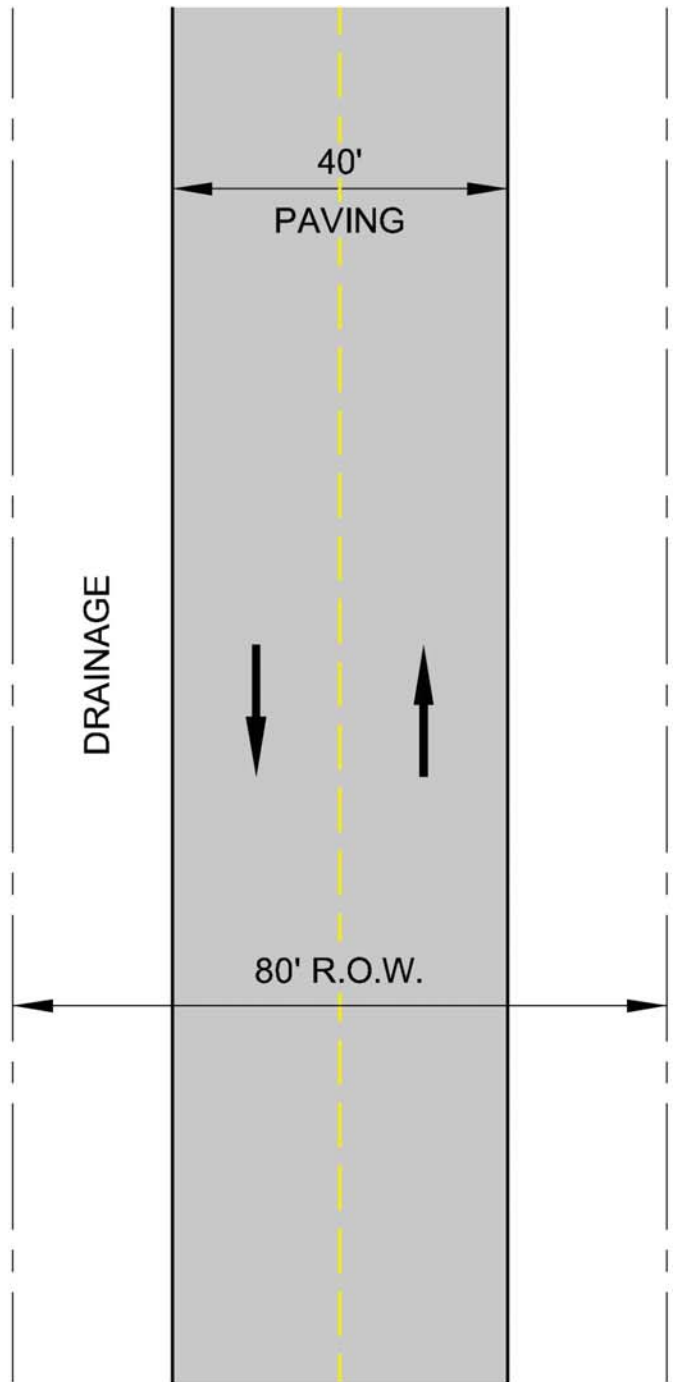


Figure 6h:
Collector street
example

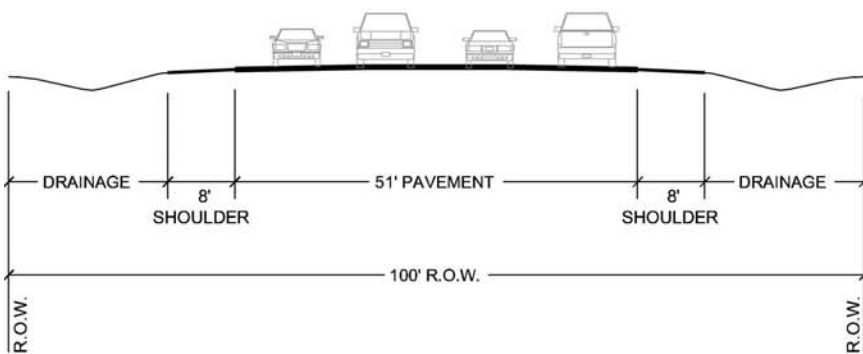
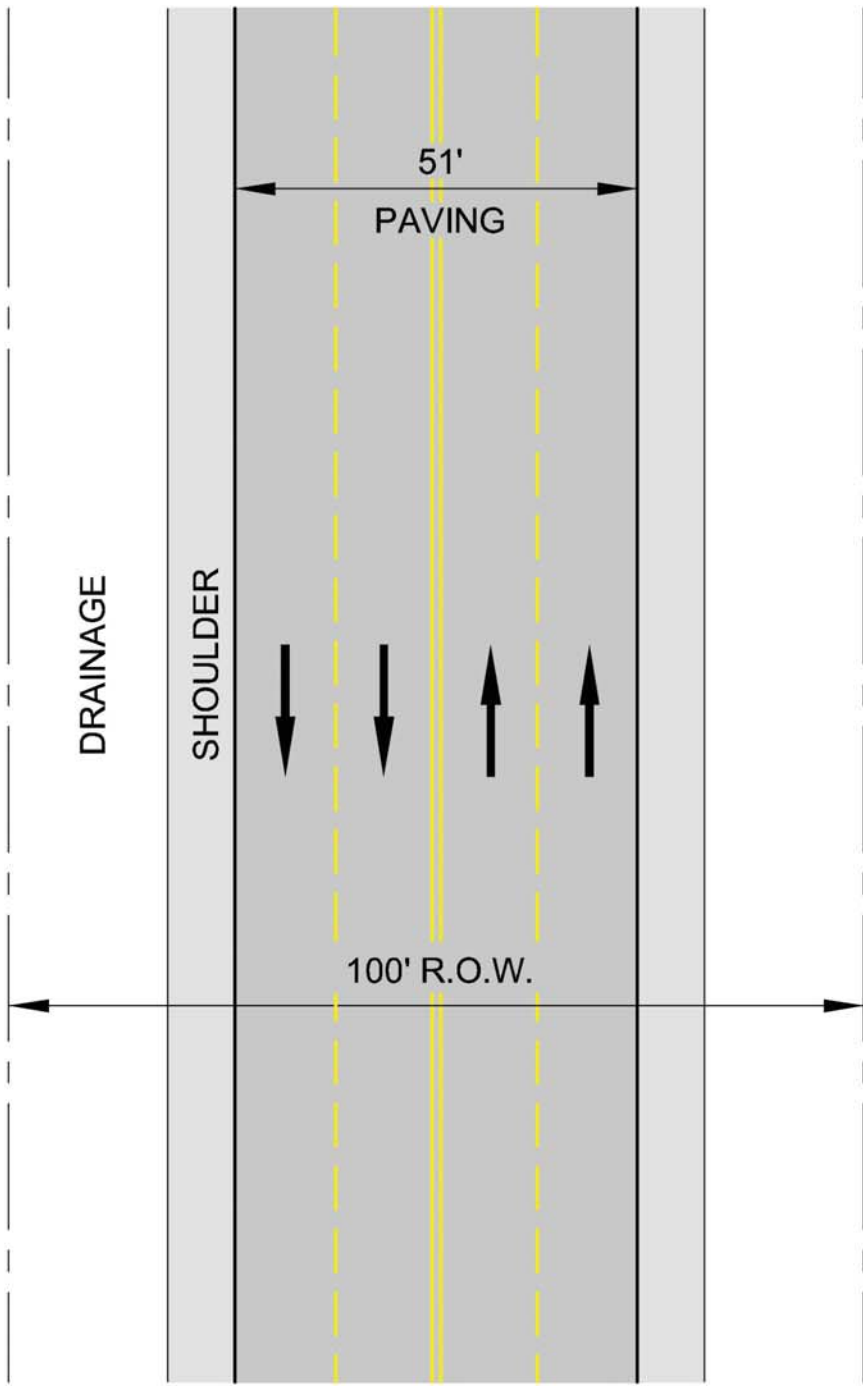


Figure 6i:
Major
thoroughfare
example

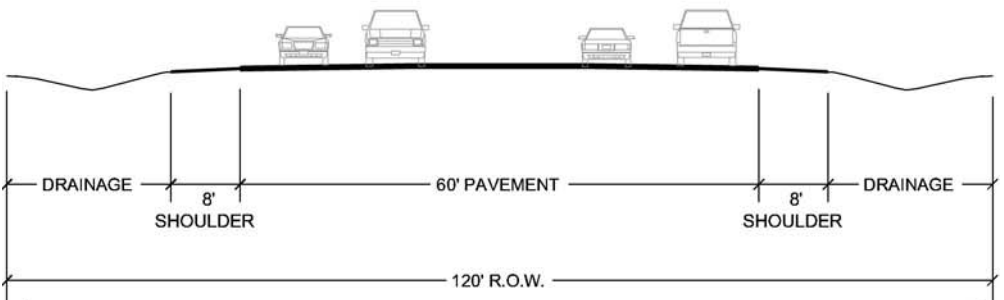
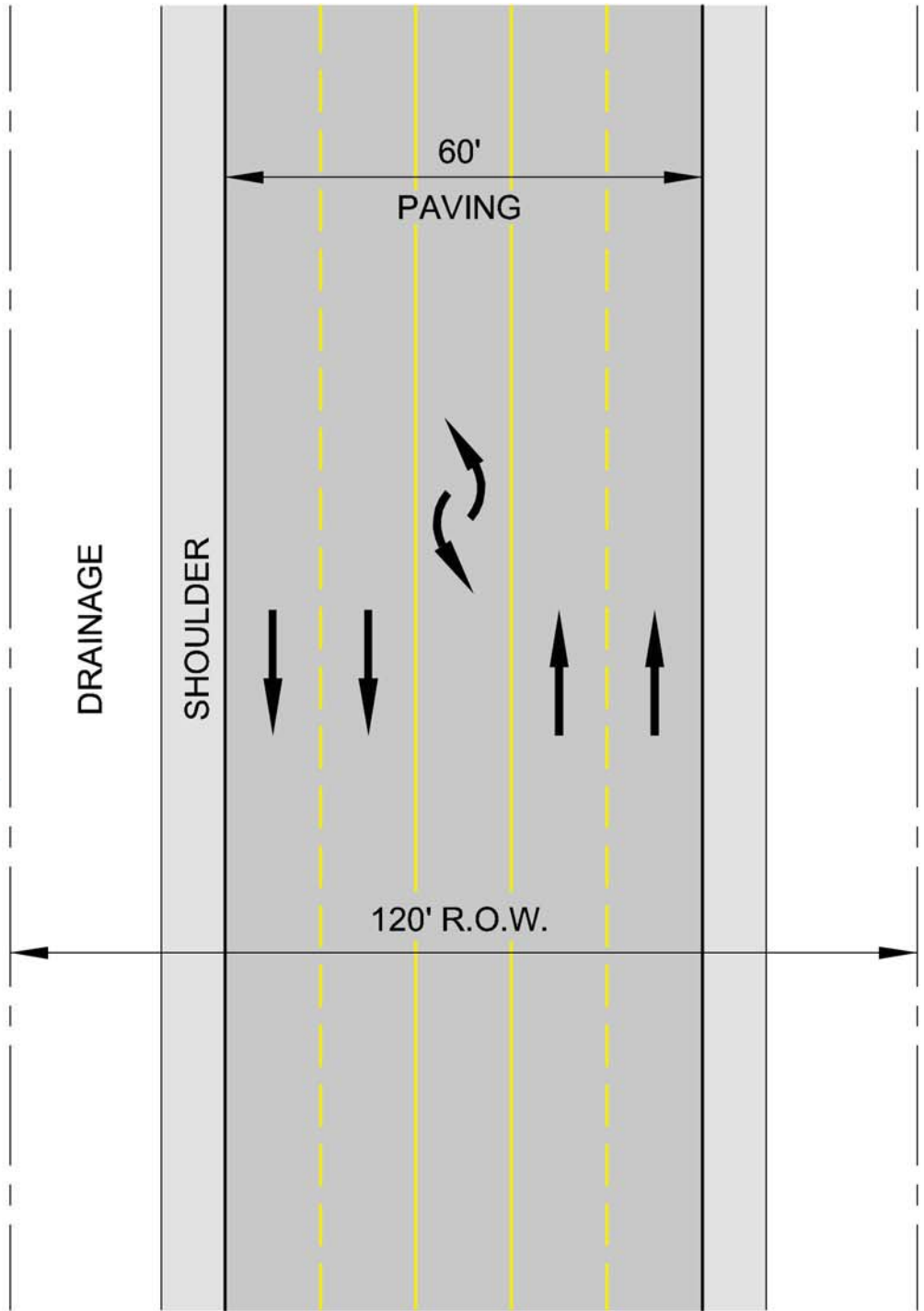


Figure 6j:
Major
thoroughfare
example with
expanded level of
service

Roadway Example: Expanded Major Thoroughfare

Shown in Figure 6j on the previous page, the major thoroughfare designation can be expanded by adding a continuous center left turn lane. This feature can be adapted to either the two or four lane major thoroughfare to provide turning movements without disrupting traffic flow. Such design could be necessary on FM 2218 and the future Spur 10 as traffic patterns warrant.

6.3 Strategic Action Plan

The Village of Pleak is uniquely positioned to take advantage of the many highway improvements slated to occur on SH 36, Spur 10 and FM 2218. Each of the proposed projects solves traffic issues and improves regional mobility. The Village must be ready to revamp land uses once property is acquired by TxDOT for the SH 36 and Spur 10 expansion. It is likely given recent history regarding TxDOT and land owners who are impacted by right-of-way takings, that each property will be damaged beyond the ability to continue the existing use. This will be due to the taking of parking areas thus leaving little or no room for continued use of the lot, or by necessary demolition of existing structures. Either way, the streetscape on SH 36 will be greatly altered once the widening project commences.

The potential for SH 36 and Spur 10 to become a major intersection is high and should be regarded as an opportunity to create a major commercial center which would have the benefit of adding sales tax revenue.

The revised SH 36 and FM 2218 intersection also has a potential for new development. With the location of the Fire Station and the fact that the new intersection would be almost directly in front of the old cotton gin, this area has a potential to become a Town Square and contribute greatly to a new community center for Pleak.





This page left intentionally blank.

7.0 Parks

At present, residents of Pleak borrow recreation and parks services from adjoining areas such as Rosenberg and Richmond, but also enjoy the proximity of Brazos Bend State Park as well as other recreation facilities. With the continuation in growth forecast in this Plan over the next 20 years and the sophistication of future home buyers and end users, this will not be acceptable. The Village of Pleak will also have an influx of families with a great majority of them either with children or preparing to have children. Older residents of Pleak will want to have more passive recreation, unlike the younger families who will want more active facilities. Older residents will prefer walking trails, benches and lighting while families with children will want parks and recreation facilities such as playgrounds, and jogging tracks.

7.1 Existing Conditions

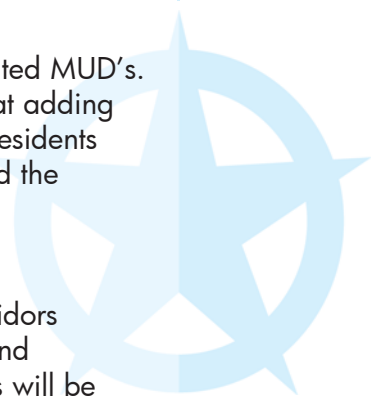
No park facilities presently exist in the Village of Pleak, the ETJ, or the newly created MUD's. The Parks component of this Comprehensive Plan may vary well be the first look at adding recreation facilities to the Village. While a farming community of barely 1,000 residents may not see the need for community recreation, as Pleak grows, the necessity and the demand for parks will increase.

Impacts of Growth and Demographics

As Pleak and the areas around the Village expand and grow, transportation corridors develop, and residents begin to call the community "home", the need for parks and recreation facilities will grow as well. As projected herein, over 15,000 residents will be calling Pleak "home" by 2030. Young and old residents have much different needs with regard to parks and the overall park system must accommodate this fact. Older residents will prefer walking trails, benches and lighted areas while families with children will want parks and recreation such as playgrounds, and jogging tracks, ball fields, tennis courts. The passive recreation will be less expensive to maintain while the active recreation areas will be more costly. The questions for The Village of Pleak will be, "Where do we get the funds and resources to build recreational facilities" and "How do we keep them maintained?"

Parks

Several regional parks serve the greater Fort Bend area including Brazos Bend State Park and George Ranch Historical Park. Garcia Memorial Park, Seabourne Creek Park, Sunset Park & Travis Park are nearby community activity based parks. Brazos Bend State Park and George Ranch Historical Park include activities such as baseball, swimming pools, tennis, soccer, football and etc. These two facilities are predominantly more primal however, including activities such as camping, biking, picnicking, hiking as well as educational features such as an observatory and nature centers. There is also an abundance and appreciation for wildlife due largely to the fact that Big Creek meanders through Brazos Bend State Park and flows into the Brazos River. The Village of Pleak is upstream from the Park on Big Creek. This is ideal to create a trail system to an already existing natural feature and regional treasure. By working with Fort Bend County Flood Control District, a natural setting with hike and bike trails located along the creek could be created and provide low-maintenance recreational activities that would also preserve and enhance the natural setting along the banks of the creek. This could be an excellent way to tie the Village of Pleak to adjoining communities and create a trail system that would enable users to travel for miles



through scenic Fort Bend County. Grant funds are available locally, state and nationally for this recreation purpose.

Table 7a:
Nearby parks
inventory

Parks	Distance to Pleak	Acres	Shelter	Restroom	Picnic Tables	Playground	Athletic Field	Basketball Courts
Brazos Bend State Park	9.4 miles	5000	2	7	10	2	1	0
George Ranch Historical Park	9.7 miles	23000	5	X	X	1	1	1
Garcia Memorial Park	4.8 miles	12	6	X	5	1	1	0
Seabourne Creek Park	2.59 miles	164	2	1	X	0	0	0
Sunset Park	4 miles	18.3	2	X	15	1	3	0
Travis Park	5.2 miles	11	2	X	12	1	2	0

Table 7a:
continued

Parks	Volleyball Courts	Tennis Courts	Pool	Trail	Soccer Field	Nature Area	Fishing	Horse-shoe Pits	Recreation Center
Brazos Bend State Park	0	1	1	35 miles	0	1	X	0	1
George Ranch Historical Park	1	0	0	X	0	1	0	1	0
Garcia Memorial Park	0	0	0	X	0	0	0	0	0
Seabourne Creek Park	0	0	0	X	0	1	X	0	0
Sunset Park	0	1	0	0	0	0	0	0	0
Travis Park	0	0	0	0	0	0	0	0	0

Table 7b:
Trails

Name	Location	Distance to Pleak	Specific
Pecan Grove Stables 281-342-0253	5119 Skinner Lane, Richmond, TX	11.3 miles	Horseback trails
Creekfield Lake Nature Trail (Brazos state park)-hike ,bike & foot 409-553-5101	21901 FM 762 Needville, TX	9.4 miles	Nature
George Bush Park, Equestrian Center to Sports Park Trail 281-496-2177	16756 Westheimer Pkwy, Houston, TX	6.3 miles	Hiking
The Anthills/ Terry Hershey park – Terry Hershey Trail 281-496-2177	Enclave Pkwy Houston, TX	10.8 miles	Mountain biking
Sunset Park - L B Houston Park Nature Trail, Elm Fork Nature Preserve Trail, Trinity Creek Mountain Creek Preserve Trail 832-595-3520	2017 Mulcahy Street, Rosenberg, TX	4.17 miles	Nature, hiking,

Table 7c:
Private Parks and
Facilities

Name	Distance to Pleak	Activities
T.W. Davis YMCA 911 Thompson Road Richmond, TX 281-341-0791	8 miles	adventure guides, birthday parties, camp, sports, karate, tennis, indoor pool, wellness center, sauna, gymnasium, home school, racquetball
Fort Bend Country Fairgrounds US 59 at SH 36 Rosenberg, TX 281-342-6171	2.1 miles	parades, contest, concerts, art shows, exhibits
Fort Bend Country Club 2627 FM 762 Richmond, TX 281-342-3756	8.2 miles	18 holes, golf only facility, 30 tees driving range, 18 regulator holes
River Pointe Golf Club 11207 Fm 2759 Richmond, TX 281-343-9995	10.91 miles	18 holes, pro shop, snack bar, banquet facilities
Shadow Hawk Golf Club 4100 Shadow Hawk Dr., Richmond, Tx 281-340-7205	8.2 miles	18 holes, 24 tee driving Range, 18 regulation holes
The Houstonian Golf & Country Club 12600 Houstonian Dr. Richmond, TX 281-494-4244	12.5 miles	Wine tastings, on course dinners, holiday brunches, unique theme dinners, family nights, spa, tennis courts, pool, fitness gym. 18 holes golf course
Cramer Quarter Horses, Inc. 8610 Padon Rd. Needville, Tx 281-620-3525	5.44 miles	Horseback riding lessons, boarding, sale & lease of horses

Schools

School sites often include recreational facilities which can be used by the general public. Municipalities should program their own ability to serve the community, but facilities such as tracks, tennis and basketball courts, and sports fields can often be shared with citizens when not in use by school children. The same concept applies to existing public and private recreational facilities mentioned earlier. This is an important inventory of services to understand so that resources are not devoted to facilities which are better left to other entities through partnership agreements.

Schools	Distance to Pleak	Activities
Meyer Elementary School	1.58 mi.	Playground, public running track
Bowie Elementary School	3.87 mi	Playground, lap track
George Junior High School	4.09 mi	Public running track
Living Water Christian School	4.15 mi	2 Playground, extensive training,
Taylor Ray Elementary School	4.40 mi	Playground, share track with Travis Elementary School
Navarro Middle School	4.41 mi.	Playground

Table 7d:
School
playgrounds

Table 7d:
continued

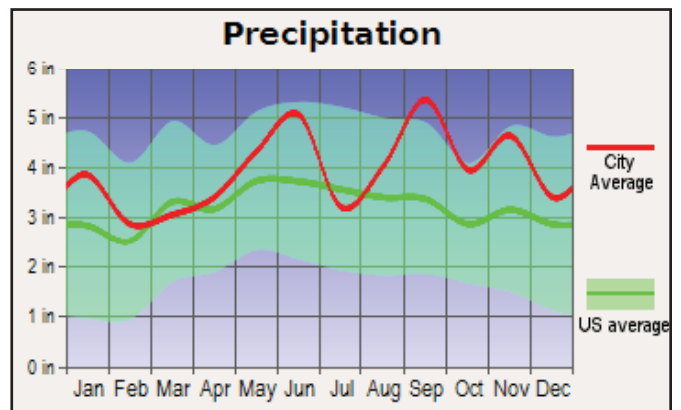
Schools	Distance to Pleak	Activities
B.F. Terry High School	4.43 mi.	Running track, volleyball, football, baseball
Holy Rosary Catholic School	4.53 mi	Track, chess, art, playground, ballet, jazz, pep squad, soccer, basketball, volleyball, dance & tumbling
Travis Elementary School	4.59 mi.	Playground, share track with Taylor Ray
George Ranch High School	4.93 mi	Under construction as of publication
Jackson Elementary School	5.27 mi.	playground
Lamar Junior High School	5.31 mi	Volleyball, basketball, football

Pleak Housing

86% of the houses and apartments in Pleak are in use by the property owners rather than rented. This is an important statistic in that owners generally have stronger ties to the community and invest more of themselves in the upkeep of their home and surrounding area. The presence of parks and trails have a direct impact on the quality of a community and enhances such ties. This statistic bodes well for the future of Pleak, especially if the population projections tied to new home construction come to fruition.

Rainfall

Research indicates the Village of Pleak has on average more precipitation than the average city in the United States. This may indicate why historically Pleak has been a farming community. For the future, this knowledge indicates that plant species, especially native plants, will not have difficulty establishing themselves after planting.



7.2 NRPA Recommendations

NRPA Park Acreage Guidelines

The most common standards for park planning guidelines, as recognized by park and recreation professionals, are the published guidelines by the National Recreation and Parks Association. NRPA recognizes the importance of establishing and using park and recreational guidelines as:

1. A national expression of minimum acceptable facilities for the citizens of urban and rural communities.
2. A guideline to determine land requirements for various kinds of parks and recreational areas and facilities.
3. A basis for relating needs to spatial analysis within a community wide system of parks and open space areas.
4. One of the Major structuring elements that can be used to guide and assist regional development.
5. A means to justify the need for parks and open space within the overall land use pattern of a region or community.

Parks Concepts & Standards

Mini- Park

The mini park is used to address limited, isolated or unique recreational needs of concentrated populations. Typically less than ¼ mile apart in a residential setting, the size of a mini-park ranges between 2500 square feet and one acre in size. These parks may be either active or passive, but speak to specific recreational need rather than a particular population density.



Reference: Guidelines from Park, Recreation, Open Space and Guidelines, p. 94, 1995; and Recreation, Park and Open Space Standards and Guidelines, p. 56-57, 4th printing 1990, both publications of the National Recreation and Park Association.

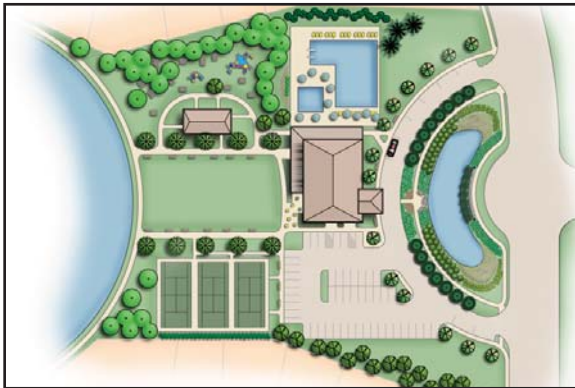
Neighborhood Park

Neighborhood parks serve a variety of age groups within a limited area or neighborhoods. They range in size from 1-15 acres and generally serve residents within a 3 to 2 mile radius. The neighborhood park is an area for active recreation such as field games, court games, playgrounds, picnicking, etc. Facilities are generally unlighted and there is limited parking, if any on site. NRPA guidelines for these parks are 1.0 – 2.0 acres per 1,000 population.



Community Park

Community parks are larger than neighborhood parks and serve several neighborhoods. They range in size from 16-99 acres and serve the entire city. The community park may be a natural area or developed area for a variety of outdoor recreation such as ball fields, playgrounds, boating, fishing, swimming, camping, picnicking, and trail systems. NRPA guidelines for these parks are 5-8 acres per 1,000 population.



Regional Park

Regional parks are large park facilities that serve several communities. They range in size from 100-499 acres and serve the entire city. The regional park is a natural area or developed area for a variety of outdoor recreation such as ball fields, playgrounds, boating, fishing, swimming, camping, picnicking, and trail systems. NRPA guidelines for these parks are 5-10 acres per 1,000 population.





Special Use Areas

Special use areas and parks are for specialized or single purpose recreation activities. NRPA defines these as areas such as historical areas, nature centers, marinas, zoos, conservatories, arboretums, arenas, amphitheaters, plazas or community squares. There are no specific standards for size or acreage since each community will vary.

Reference: Guidelines from Park, Recreation, Open Space and Guidelines, p. 94, 1995; and Recreation, Park and Open Space Standards and Guidelines, p. 56-57, 4th printing 1990, both publications of the National Recreation and Park Association.



Greenways/ Linear Parks

Greenways and linear parks can be built along creek corridors, easements, public rights-of-way, and flood plains to effectively tie all the parks together to form a continuous park system. They allow for safe uninterrupted pedestrian movement between parks as well as increase the value of residential properties adjacent to them. Typically, the linear park is developed for recreational uses such as walking, jogging, biking, roller-blading, hiking and horseback riding. NRPA does not have specific guidelines for linear parks other than their size should be sufficient to protect the resource and provide maximum usage.



Natural Resource Areas

Natural resource areas are environmentally sensitive lands set aside for the preservation of significant natural resources, open space and other visually pleasing spaces. The location of these parks depends on the availability of the natural resource. For this reason, the size of the park is widely variable.

Table 7e:
NRPA standards

Type	Size/Acres	Service Area	Acres per 1,000 population
Mini- Park	2,500 sf- 1 Acre	Less than ¼ mile distance in residential setting	Variable
Neighborhood Park	1-15 Acres	One neighborhood ¼ to ½ mile radius	1.0 – 2.0 Acres
Community Park	16-99 Acres	Several neighborhoods 2 mile radius	5.0 – 8.0 Acres
Regional Park	100-499 Acres	Several communities under 1 hour driving	5.0-10.0 Acres
Special Use Areas	Varies	No applicable standard	Variable
Greenways/ Linear Park	Sufficient width to protect the natural resource and provide maximum use	No applicable standard	Variable
Natural Resource Areas	Resource availability and opportunity	Variable	Variable
Total			11.00-20.00 Acres

Reference: *Guidelines from Park, Recreation, Open Space and Guidelines*, p. 94, 1995; and *Recreation, Park and Open Space Standards and Guidelines*, p. 56-57, 4th printing 1990, both publications of the National Recreation and Park Association.

MUD Park Guidelines

Municipal Utility Districts can use operating funds and call for special bond elections to construct park facilities for their residents. MUD recommendations for parks facilities are based on the need for residents to be within walking distance of a park facility (deemed a Neighborhood Park). Walking distance is further defined as ¼ mile from a home to the park. Thus, the number of neighborhood parks is based on the ability of all residents to be within ¼ mile of a park. A neighborhood park may contain: a playground, benches, picnic sets, grill, trash receptacles, drinking fountain, call box, walkways, lighting, landscape improvements, etc. Further, it is recommended that there be one community park for every 4-6 neighborhood parks. Community parks may contain the same elements of a neighborhood park, but also may have pavilions, gazebos, active recreation fields, etc.

Using the aforementioned formulas, there is a need for 11 neighborhood parks in the two Municipal Utility Districts. By extension, there is a need for a total of two (2) Community Parks, one located in each of the MUD’s.

Recommended Park Acreage for MUD's

Table 7f:
MUD Parks
recommendations

Type	Acres for Year 2010 (based on a pop. of 580)	Acres for Year 2015 (based on a pop. of 5,369)	Acres for Year 2020 (based on a pop. of 9,757)	Acres for Year 2025 (based on a pop. of 12,410)	Acres for Year 2030 (based on a pop. of 13,109)
Mini- Park	Variable	Variable	Variable	Variable	Variable
Neighborhood Park	.6 – 1 Acres	5 – 11 Acres	10 – 19 Acres	12 – 25 Acres	13 – 26 Acres
Community Park	3 – 5 Acres	27 – 42 Acres	49 – 78 Acres	62 – 99 Acres	65 – 104 Acres
Regional Park	3 – 6 Acres	27 - 53 Acres	49 – 97 Acres	62 – 124 Acres	65 – 131 Acres
Special Use Areas	Variable	Variable	Variable	Variable	Variable
Greenways/ Linear Park	Variable	Variable	Variable	Variable	Variable
Natural Resource Areas	Variable	Variable	Variable	Variable	Variable
Total	7 – 12 Acres	59– 106 Acres	107 – 194 Acres	136 – 248 Acres	144 – 262 Acres

It is recommended by NRPA in the Parks, Recreation and Open Space Guidelines, that at build-out in 2030, the total park acreage needed for Pleak's MUD's would be between 144 and 262 acres. This acreage should be dispersed between Neighborhood, Community, Regional, Special use, Greenway/Linear Parks and natural resource areas.

Recommended Park Acreage for Village of Pleak & ETJ

Table 7g:
Village Parks
recommendations

Type	Acres for Year 2010 (based on a pop. of 1,329)	Acres for Year 2015 (based on a pop. of 1,475)	Acres for Year 2020 (based on a pop. of 1,667)	Acres for Year 2025 (based on a pop. of 1,884)	Acres for Year 2030 (based on a pop. of 2,091)
Mini- Park	Variable	Variable	Variable	Variable	Variable
Neighborhood Park	1.3 – 2.6 Acres	1.4 – 2.8 Acres	1.6 – 3.2 Acres	1.8 – 3.6 Acres	2 – 4 Acres
Community Park	6.5 – 10.4 Acres	7 – 11.2 Acres	8 – 12.8 Acres	9 – 14.4 Acres	10 – 16 Acres
Regional Park	6.5 – 13 Acres	7 – 14 Acres	8 – 16 Acres	9 – 18 Acres	10 – 20 Acres
Special Use Areas	Variable	Variable	Variable	Variable	Variable
Greenways/ Linear Park	Variable	Variable	Variable	Variable	Variable
Natural Resource Areas	Variable	Variable	Variable	Variable	Variable
Total	14.3 – 26 Acres	15.4 – 28 Acres	17.6 – 32 Acres	19.8 – 36 Acres	22 – 40 Acres

Since the MUD's within Pleak should be responsible for creating parks and recreation features appropriate for their residents, it is up to the Village to provide for residents who live outside the MUD's but within the City's ETJ including within the City limits. Residents of the Village do not pay taxes to the MUD's for any services, thus they do not have access to any park facilities. It is recommended through the NRPA guidelines that the Village of Pleak's 2030 projected population should have park acreage totaling 22-40 acres.

Thus, the total acreage recommended by NRPA for the entire community in the year 2030 is between 166 and 302 acres.

Reference: Guidelines from Park, Recreation, Open Space and Guidelines, p. 94, 1995; and Recreation, Park and Open Space Standards and Guidelines, p. 56-57, 4th printing 1990, both publications of the National Recreation and Park Association.

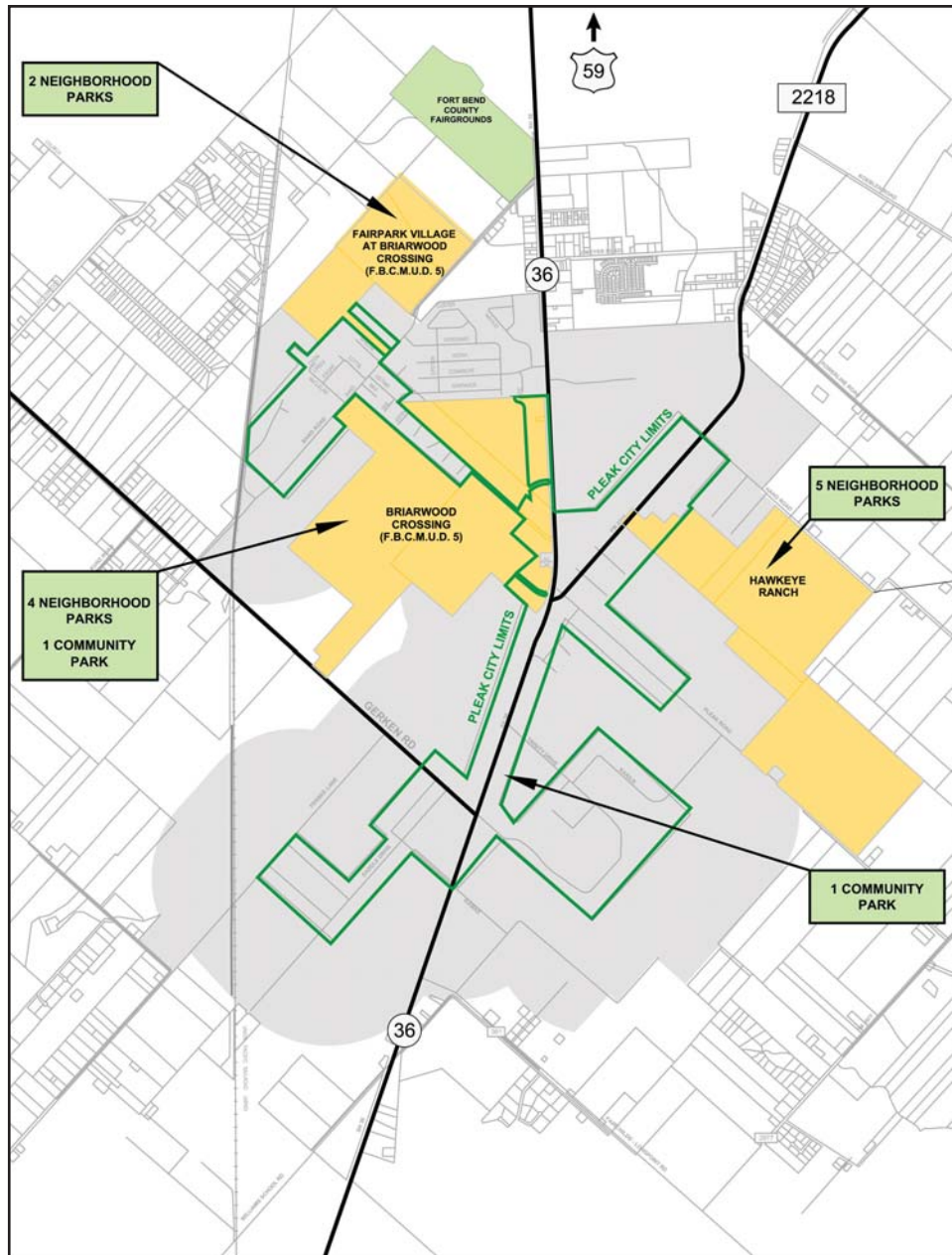
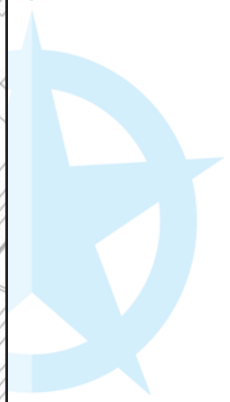


Figure 7a:
Future park
dispersal



7.3 Strategic Action Plan

Purpose of plan:

Population within the Village of Pleak and its ETJ is projected to grow at a steady pace for the next 20 years. As development and population increases, the demand for quality parks, leisure services, recreational facilities and open spaces will also increase.

Recommendations:

It is recommended to take advantage of natural resources that exist in undeveloped land within the Village of Pleak, share facilities with other communities and construct only specific recreational needs not addressed in surrounding areas.

Goals:

Goals are identified as broad statements of a qualitative nature that provide a general vision and guide. They endure over time and are statements, which can allow a significant amount of flexibility in policy and actions.

The following eight goals have been identified:

1. Enhance quality of life by constructing parks in Pleak while developing a diverse and sustainable community.
2. Provide a Park System that meets the needs of the community through the standards and guidelines of the NRPA Park, Recreation and open space and Greenway Guidelines and MUD Standards and Guidelines.
3. Reduce pressure on existing natural resources and create an adequate and diverse supply of parks for residents.
4. Consider ways to provide economic incomes by other means except taxes in order to support continued park maintenance.
5. Provide development and harmony with the adjacent communities of Rosenberg, Needville, and Richmond. Lessen the demands for the Village of Pleak by considering a larger community that shares in construction and maintenance costs for parks.
6. Take advantage of natural resources that exist in undeveloped lands including drainage easements and former rail corridors.
7. Provide recreational facilities for all diverse groups in the Pleak community while protecting and preserving the natural resources and dedicating areas for future generations to enjoy and appreciate.
8. Enroll the community to take interest in creating a Park System through a Park Master Plan process; residents can contribute to how they want their community to be developed and maintained for years to come.

8.0 Implementation

Summary

This Comprehensive Plan is the result of the Village Alderman's interests in sustaining and enhancing the quality of life currently enjoyed by the residents of the Village of Pleak. The suggestions made as part of the Comprehensive Plan have been determined by the original scope of work. As originally proposed, the Village of Pleak sought to conduct a Comprehensive Plan that analyzed infrastructure and planning issues, with a heavy emphasis on engineering and infrastructure analysis. This Comprehensive Plan has examined and analyzed the Village and its environs to evaluate how it will be impacted by moderate growth. Over the next ten to twenty years the Village may experience significant population growth, based largely on its location within the current southeastwardly expanding Fort Bend County growth ring.

How will the Village address growth and development in the future? The answer to this question is motivated largely by the concerns and ideas put forward by the community along with the quantitative analysis used in this document. To develop an adequate response to this question, considerable time has been spent gathering data, analyzing growth trends, evaluating existing physical conditions as well as speaking with and understanding plans of surrounding agencies and jurisdictions. These actions have led to the development of a comprehensive overview of existing conditions both inside and external to Pleak that may significantly impact the Village over the next twenty years.

While the Comprehensive Plan considers growth on a quantitative and qualitative level, the document also serves as an educational tool for the community. The Comprehensive Plan has examined the function and role of the Village as it exists in the current day within the context of Southeast Texas and Fort Bend County. Examining the Village's role within its local and regional context illustrates the opportunities and constraints it will face as economic, environmental and physical development continue to impact the area.

Throughout this document the correlation between components has been illustrated. This chapter examines such correlation as well as the inter-dependence of the plan components with each other. For the most part, land use analysis and population trends are the critical indicators in forecasting future growth. As such, an examination of historic and planned development was needed. The development pattern within the Village has historically been residential, which reflects the Village's transition from rural area to suburban community.

With each element of the Comprehensive Plan, goals and strategic action plans have been developed to assist the Village in effectively and proactively manage their resources. This section of the Plan will also summarize the Village's priorities with regard to accomplishing the proposed strategic action plans.

Implementation is a challenging aspect of the long range planning process in part because it embodies a variety of programs and actions which include; declaration of growth policy, development plan, implementation tools, ordinances, as well as administrative review and approval processes.

Purpose of Implementation

“Execution is everything”. Without a proper strategy for implementing the recommendations made in this document, the execution of the Comprehensive Plan is jeopardized. The implementation plan will guide and advise the Village on how to implement the recommendations outlined in this document. The Comprehensive Plan will be the day to day guide to the Village providing direction on administration, management, operations and growth. There is no single recommendation or solution that addresses the Village’s public improvements or growth management issues. Instead, there are a variety of policies, practices and strategies to limit or encourage development depending on how the Village expects or experiences growth.

The goals of the Comprehensive Plan will serve the Village as policy statements and be a visible part of the overall decision making process for the Village and its ancillary departments, committees and commissions.

To ensure that the plan is executed efficiently, the following practices are recommended as part of the plan implementation:

Plan Administration

The Consultant Team recommends that the Village Alderman create a Comprehensive Plan Task Force (the “Task Force”) to oversee the administration and implementation of the proposed goals and related timelines. This set-up creates a system of accountability and advancement that ensures that the Village stays focused on its goals attainment. The Task Force will be charged with implementing the Village’s short term goals, apply the action items to a fiscal calendar, indicate the milestone junctions and supply the City Council with an annual report on the advancement of goals and priorities.

Timeframe

Based on the Village’s identified goals, the Consultant Team has established a timeline for which the set goals will be projected and milestones will be prescribed for goal attainment. Over the next five years, the Village may begin to experience the first wave of moderate population growth. As such, the Village must begin working within two timeframes to construct and implement their goals, both short and long. For the most part, the short time frame will span the next 2-3 years and be based largely on policy recommendations. The long term goals will be motivated by the growing needs of the community for items such as public services and amenities and will be assessed by the Village’s desire to provide additional services, seek alternative funding sources, request aid for special projects or consider a minimal property tax assessment.

Evaluation

The Comprehensive Plan serves as a source of information; however the recommendations contained within the document require attention and evaluation by the Village. Short term goals will be the first component of the plan that the Village will seek to implement. Subsequently, the Task Force will need to monitor the Village’s progress on advancing the stated goals. An effective form of evaluation is periodic if not annual reports from the Task Force on the progress of the undertaken goals. The annual report should include actions and accomplishments that have been commenced and realized over the course of a specific time frame (usually a fiscal or calendar year). Ultimately, the annual report should be prepared and coordinated to coincide with the Village’s annual budget process to allow action items to be eligible for possible funding.

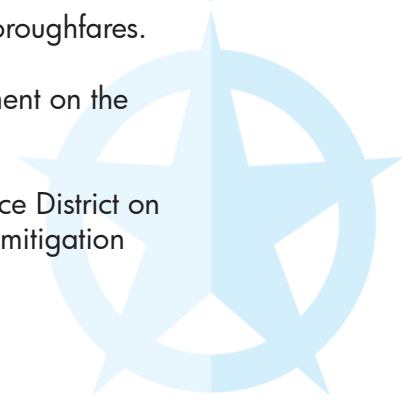
Citizen Awareness and Feedback

The Village of Pleak will continue to experience moderate growth over the next twenty years. As the Village grows, residents will be motivated to become more involved in local policies, community planning and general decision making by Village leaders. By including the public in the implementation process, the Village can begin educating and informing the community about the potential for future growth of the City and provide an opportunity for citizens to share in its growth and development.

Updates

One of the primary recommendations to any Comprehensive Plan is that the goals and objectives be periodically visited and reexamined by the jurisdiction. In addition to updates to the general comprehensive plan document the jurisdiction should also make efforts to revisit and request updates to the data sources that served to populate the findings of the Comprehensive Plan. These sources include the following:

- Annual land use map update to indicate significant changes in property ownership or land use designation partially based on new information from the Fort Bend County Central Appraisal District. Visual land use survey remains the best tool for accurate analysis.
- Updates from TxDOT on the widening of State highways and thoroughfares.
- Progress reports from the Fort Bend County engineering department on the status of roadway maintenance and construction projects.
- Progress Reports from Fort Bend County Drainage and Subsidence District on the status of surface water conversion as well as the status of flood mitigation efforts along the major watersheds.
- Updated 2010 US Census numbers



8.1 Short Term Goals

The Comprehensive Plan has identified the following Opportunities and Constraints for the Village:

Opportunities

- Central location within Fort Bend County
- Strong access to and from State Highway System
- Proximity to employment centers

Constraints

- Limited fiscal resources
- Lack of public facilities and municipal services
- Regulatory Environment that needs enhancement
- Minimal relationship with surrounding political jurisdictions

Based on the Village's existing conditions and the identified opportunities and constraints, a series of short term goals have been proposed that assist the Village in working with surrounding political jurisdictions to stay informed of policies and plans as well as to potentially foster partnerships to aid in the collaboration of future plans or issue identification.

Short Term Village Priorities and Goals

- Create a Comprehensive Plan Task Force
- Promote awareness/presence of the Village in the surrounding area
- Plan for growth
- Partnerships with Fort Bend County & TxDOT on future roadway/drainage planning
- Policy recommendations

8.2 Long Term Goals

Based on the long term growth projections for Fort Bend County and its subsequent spill-over effect on the Village, it is necessary to set goals to identify how future growth will be addressed and managed. Growth rates projected as part of the Comprehensive Plan are based on an average of two to five percent annual growth.

The ultimate purpose of the long term goals is to have the Village forecast the rate of growth they are willing to sustain over the next twenty years and develop policies around the proposed strategy. These policies range from changes to ordinances, development codes and the adoption of management tools such as a Capital Improvement Plan and a Universal Design Code. By developing these policies for long term use, the Village will subsequently manage development efficiently, and in a fiscally responsible way.

Long Term Goals:

- Determine financial resources for municipal budget
- Develop and implement Universal Design Code
- Implement Capital Improvement Program
- Revise Development Ordinance to incorporate efficient building practices
- Adopt land use map to reflect highest and best use of available land
- Work with surrounding political jurisdictions on capital improvement planning

8.3 Timeline and Costs

One of the Village's main challenges identified in the Comprehensive Plan is its lack of funds to pursue projects or studies on its own. It is the primary recommendation of the EHRA Team that the Village consider applying for an additional Community Development Block Grant (CDBG) through Fort Bend County to assist them with undertaking additional studies and implementing several of the recommendations as part of this plan.

Aside from seeking additional assistance through CDBG funds the EHRA Team has developed a series of short term goals for the Village that carry minimal fiscal impact for the Village to consider and pursue. These recommendations have been made to encourage the Village to pursue its goals as part of the Comprehensive Plan and seek to enhance the quality of life for its residents, even though local fiscal resources are limited for implementation.

Proposed Timeline

4-6 Months

Ordinance and Policy Review and recommendations

6-8 Months

Revise and update ordinances, review processes

Review Existing Land Use and implement growth strategy for residential and commercial development.

Formulate exploratory committee to determine need for annexation of ETJ.

1 Year

Develop Annexation Plan

Update on data sources used in the Comprehensive Plan

Prepare annual goals along with Village budgeting

Work on relationship and partnerships with surrounding political jurisdictions

18 Months

Explore ways to increase awareness of the Village within Fort Bend County

Adopt Land Use Controls and pursue annexation of ETJ

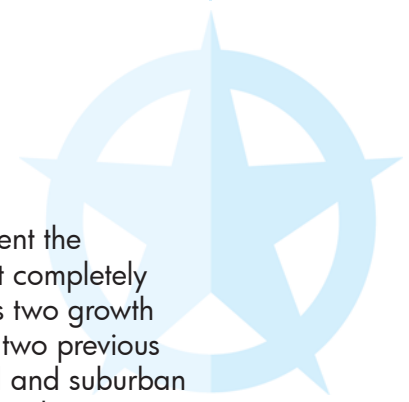
24 Months

Update data sources used in the Comprehensive Plan

3 Years

Updates to Comprehensive Plan

Future growth in the Village is dependent on the rate of economic development the southwestern part of Fort Bend County experiences. While this growth is not completely predictable, it can be historically evaluated within the context of the previous two growth rings that have blanketed Fort Bend County over the past twenty years. The two previous growth rings have introduced new industries and commercial centers to rural and suburban areas. The affected jurisdictions have planned for the ancillary residential development by refining their planning, development and engineering codes to allow for creative and controlled residential development. In several cases this meant that those municipalities relied on zoning and land use controls to assist with the fashion and type of development that was allowed to occur. In other scenarios a uniform development code has also been used to manage the nature of residential development. Based on current real estate and financial market conditions as well as growth trends, a three year milestone is an adequate time period in which the Village can assess the short term growth rate for itself and reevaluate its goals and priorities based on resultant experienced growth.



8.4 Strategic Action Plans

Policy Regulations

Existing ordinances will need to be revised and updated to reflect the goals outlined as part of the Comprehensive Plan. Updating the Code of Ordinances will assist the Village in enforcing the plan by providing specific rules and regulations that support the Village's long term goals for the type and quality of development the Village desires to have.

Infrastructure Plan

The Comprehensive Plan recommends that the specific question of water and wastewater service be addressed by entering into formal negotiations with the local water districts to determine what service the districts can provide and at what cost. With this information, evaluation of the alternatives to seek services from the water districts and/or to construct a Village Municipal Water and Wastewater System can be completed and the Village can pursue a plan that will be supported by its residents. After this issue is addressed and the Village determines the extent of participation in water supply and distribution, the Village should address its responsibilities in the Fort Bend Subsidence District to address surface water conversion.

Transportation Plan

The EHRA team highly recommends that working relationships between the Fort Bend County Engineering Department as well as TxDOT be strengthened. Based on the Village's growth strategy, coordinating and understanding the long and short term plans for the major thoroughfares surrounding the Village is paramount. As the enhancement of FM 2218 and the construction of Spur 10 nears, the Village should begin working with TxDOT to understand the agency's plans for detention and thoroughfare alignment. In many cases TxDOT has been amenable to working with local jurisdictions with the construction of "aesthetic" detention areas that may include landscaping or pedestrian access. These programs (historically) have been developed through strategic partnership agreements, in which the local jurisdiction may assume full responsibility for items such as maintenance and security once these areas have been constructed.

Parks Plan

The Village has an abundance of natural resources that exist in undeveloped land within its City limits and ETJ. The Comprehensive Plan recommends the utilization of these natural resources as well as utilizing additional shared facilities with other communities for short term park enhancement. With regard to long term park planning, a series of goals have been developed in this Plan to address the minimal presence of recreation area within the Village. These goals include:

- Enhance quality of life by constructing general park facilities.
- Consider ways to provide economic incomes by other means except taxes in order to support continued park maintenance.
- Provide development and harmony with the adjacent communities of Rosenberg, Needville, and Richmond. Lessen the demands on the Village of Pleak by considering a larger community that shares construction and maintenance costs for parks.
- Encourage the community to take interest in creating a Park System through a Park Master Plan process.

Growth Strategy

A Comprehensive Plan cannot predict when the land within the Village will undergo change, however based on the historic growth trends observed within the area, it can estimate general growth rate patterns. The growth rate analysis used as part of this Comprehensive Plan is based on conservative growth rates of 2% and a moderate growth rate of 4%. These growth rates were determined by studying the population growth within the Village over the past twenty years, Fort Bend County's growth rates over the past fifty years and the projected economic growth issued by the County for the next five years.

Flexibility should be part of an effective growth strategy. By utilizing adequate growth management techniques the Village will be able to plan ahead for whatever percentage of growth it determines it wants to sustain over the next 20 years. The following growth management tools include:

Adequate public facilities (APF) is a management practice that addresses land use issues in the realm of public health, facility capacity and utilization. The practice can serve to promote compact and contiguous development, or to foster a sense of independent development in which any new development must be responsible for their project specific facilities.

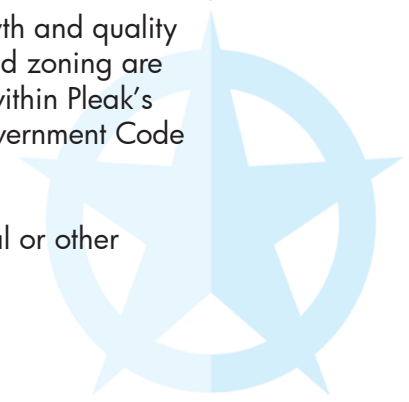
Land use management is a practical tool for jurisdictions to manage their growth and quality of development they experience. Within land use management annexation and zoning are the most widely utilized tools. As stated in Chapter 2, there are 1,242 acres within Pleak's City Limits and 6,040 acres within its ETJ. Chapter 242 of the Texas Local Government Code stipulates that a municipal entity cannot regulate the following within its ETJ:

- The use of any building or property for business, industrial, residential or other purposes;
- The bulk, height or density on a particular tract of land
- The size of a building or its associated floor to space ratio;
- The number of residential units that can be built per acre
- The size of a water/wastewater facility that can be constructed

Zoning can be enacted to affect large or small nodes of development. Examples of a spot zoning mechanism include the use of planned unit development guidelines as part of an enhanced development or subdivision ordinances. For larger controls, a specific zoning ordinance or corridor district standards can be prepared and promulgated which prescribe the final land use as well as development guidelines with regard to building materials, setbacks and densities. Both tools can be very lucrative in encouraging creative development or spawning redevelopment of economically underserved areas. Zoning tools allow the City to define and manage growth on a variety of levels. When collaborating with developers seeking approval, such tools are the catalyst of unique amenities and developments that may not be able to evolve under regular development guidelines.

Annexation Plan

The City's ETJ is currently larger in acreage than the established City Limit. This can be a limiting situation as the Texas Local Government Code prohibits a jurisdiction from essentially imposing its ordinances on the territory within in an ETJ. Rather, it designates that land is to be beholden to the laws and regulations of the larger jurisdiction, in this case being Fort Bend County. Annexing portions of the City's ETJ into the City limits would further allow a uniform development code to be administered over undeveloped land parcels.




This would in turn allow the immediate area surrounding the City Limits to grow in conjunction with property inside the City limits. Furthermore, If the Village were to assess a municipal property tax, this annexation would broaden the tax base and quite possibly lower the assessment rate depending on the number of homes or potential homes the annexation would include.

As a General Law City, the Village of Pleak can only annex by petition (consent) of the property owner unless the city provides the newly annexed land with water or waste water service among other provisions. Chapter 43 of the Texas Local Government Code spells out the exact requirements for annexation. Once Pleak reaches 5000 citizens within the City limits, estimated to occur within 5-10 years, the City's designation changes to a Home Rule City and rules of annexation as well as other governmental powers change. It is recommended that the Comprehensive Plan be updated when this transition occurs to reflect the new powers and growth of the City.

Development Plan

Development regulations can be designed in such a way that convey predictability and flexibility to developers. These two components are creative influences on the development environment and are catalysts for innovative community design and development. By enhancing the Village's regulatory codes, attention should be given to quality practices that have been navigated enough to weather the challenges of commercial and residential developers and ultimately yield a product that will further enhance the quality of life for the community. Areas of a development code that can be time consuming to developers include:

- 
- Zoning
 - Access and Thoroughfare Planning
 - Platting & Permitting
 - Adherence to Design and Architectural standards

Standardization of these processes conveys to many developers the Village's interest and need to have quality development within the community. Additionally, a standardized process also promotes a developer positive atmosphere which may serve as a catalyst for quality developers and builders to consider projects within Pleak's jurisdiction.

Specific Action Items include updates of ordinances and policies:

- Establish a Development Assessment Program for future projects to evaluate residential subdivision, commercial and special district development proposals and projections.
- Revise residential and commercial development procedures to reflect Village development goals with regard to building design, architectural guidelines, density, as well as prepare standards for amenities, utilities, parks, open space and detention.
- Revise the Development Ordinance to make it consistent with the Land Use component of the Comprehensive Plan.
- Consider land development in the ETJ and address annexation issues.
- Adopt specific land use goals for the area (depending on possibility of annexation) that can be enacted which will provide continuity in land development. A land use ordinance can address building size, type (permanent vs. temporary), density and design guidelines that speak to the quality development of the parcels currently within the ETJ.
- Consider an agricultural land preservation ordinance to ensure that needed farm and agriculture land is not significantly depleted for commercial/residential development.
- Consider the impacts of highway development and the creation of "mega intersections" at the corners of Spur 10 and Highway 36.

Financing Plan

Planning and providing services for the future requires a strong eye for fiscal prudence and flexible approaches. Financing for a jurisdiction such as Pleak can come in several forms. The Village's primary constraint presently, is the absence of a municipal property tax. Without the property tax assessment, the Village is missing a significant funding source that could better fund general municipal operations, provide salary for municipal employees, enhance the response of the local volunteer fire department or increase overall municipal efficiency. Aside from property taxes, Pleak may inquire about additional local and internal funding sources such as:

- Development Agreements
- Use of Special Districts
- Municipal Fees
- Sales Tax

Outside of these local funding sources, Pleak may also pursue special financing through limited scope projects through County, State or Federal Government grant programs. These programs have a general field of qualifications, which a jurisdiction must meet. The predominant attributes tend to be population size and median income level. As the Village continues to grow in population it may find more difficulty in obtaining funding through these special programs and grants. Additionally, a growing number of grant programs are now requiring the applying jurisdiction provide local matching funds in some amount with regard to the grant budget. Pursuit of grant opportunities must be considered on an annual basis in order to financially qualify for a grant, budget for matching funds or to prepare a work scope that can be executed rather than reimbursed back to the City upon award. Potential grant programs for the Village to consider follow on the next page.

Numerous state and federal grants are available for a variety of jurisdictional needs ranging from public works enhancement, planning studies, parks creation and housing studies. The challenge is finding the right program that aligns with the Village's needs. A summary of major grant programs follows below:

Community Development Grants

Community Development Block Grants (CDBG) originate from the federal government and are provided through the US Department of Housing and Urban Development to states and provide federal monies to small, rural cities with populations less than 50,000, also referred to as non-entitlement areas. The ultimate goal of a CDBG program is to develop viable communities that address decent housing and suitable living environments as well as programs to encourage economic development invitation and or expansion. Several of the CDBG Grants may require that a participating jurisdiction provide a percentage of matching funds as part of the grant funding.

Community Development Fund

- Planning & Capacity Fund
- Texas Small Towns Environment Program (STEP) Fund
- Disaster Relief and Urgent Need Fund

Public Works

Water/Waste Water

Both the State of Texas and the United States Government, via Department of Agriculture or Housing and Urban Development, provide grants to small and rural jurisdictions. The vast majority of these programs are either matching grant or loan based programs. The Village qualifies on the basis of population for several programs. Once the population of the Village exceeds 10,000 persons it will be increasingly difficult to pursue and receive grants of this nature.

Strategic and Economic Planning

Rural Development Program

Small Business Innovation Research and Small Business Technology Transfer Grants

Parks and Recreation

Texas Recreation and Parks Account Program

Texas Recreational Trails Fund (Ped/Bike Trails)

Texas Parks and Wildlife Small Grants Programs

Emergency Services

FEMA Firefighting Grants

Additional specific Action Items include:

Financial Management :

- Continued effort by the City Administration to identify and implement best management practices that permit cost savings and redeployment of city resources to support implementation of the Comprehensive Plan.
- Negotiate with the County and regional jurisdictions (Fort Bend Economic Development Coalition, Houston–Galveston Area Council, Texas Municipal League) on inter-municipal service sharing and agreements that permit more effective and efficient use of resources, enhance communication or shared acceptance of common responsibilities.
- Review of the City organizational structure and responsibilities, within the context of the City Charter, to provide for effective delivery of the planning policies set out in the Comprehensive Plan, including reform of the approval process for private sector development proposals as well as potential future public services.

Economic Development:

- Approach the Rosenberg/Richmond Chamber of Commerce about rejoining as a member, increase participation by the Village in Chamber programs and activities by Village officials and seek their assistance with economic development.
- Pursue additional CDBG Grants to undertake an economic development analysis.
- Promote and educate community about the 2010 US Census and the impact it will have on the City.
- Upon completion of the 2010 US Census review and update growth predictions.
- Update comprehensive plan in approximately 5 years.

Develop soft programs to promote local character:

- Create an annual festival to promote community heritage.
- Collaborate with the Fort Bend County Boy Scouts to sponsor a Scout Day which focuses on civic education/awareness. The event could be held annually and be based at Pleak City Hall. The focus of the event would be to promote the history of Fort Bend County through partners such as the George Foundation as well as promote and encourage civic awareness and participation in the local community.
- Promote local the Volunteer Fire Department (VFD) with recruitment day or training day on the grounds at Pleak City Hall.
- Adopt monthly programs to assist residents with social programs such as literacy education, seniors outreach or a parks and recreation program, which could be funded by an additional Community Development Block Grant (CDBG).

This page left intentionally blank.

