



VILLAGE OF FAIRCHILDS COMPREHENSIVE PLAN

2024-2034

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Plan adopted by vote by
The Village of Fairchilds
Board of Alderman on
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The Village of Fairchild is facing challenges and opportunities associated with nearby rapid development. This Comprehensive Plan document is a strategic approach to manage growth, address infrastructure needs, and guide development in a way that aligns with the community's vision. The key components of the plan include:

1. Community Involvement:

- The involvement of the community throughout the planning process is crucial. This ensures that the plan reflects the values and priorities of the residents.
- Community engagement exercises, provide valuable feedback that helps in shaping a plan that is inclusive and representative.

2. Historical Analysis:

- The historical timeline of Fairchild is a useful tool for understanding the community's character and identifying its strengths, weaknesses, opportunities, and threats.
- This historical perspective can guide decisions on how to preserve the unique aspects of the community while accommodating new development.

3. Ordinance Review:

- Evaluating and strengthening current ordinances is a proactive step in preparing for increased development.
- Recommendations for additional ordinances show a commitment to enhancing the jurisdiction's ability to address emerging challenges effectively.

4. Problem Identification and Solution Options:

- Identifying problems and proposing various options for solutions demonstrates a forward-thinking approach to development.
- The document's focus on practical solutions ensures that Fairchild is prepared to address issues that may arise with the influx of new residents.

5. Funding Strategies:

- Implementation of various elements of the Comprehensive Plan requires funding.
- Highlighting grants as a primary funding source indicates an awareness of external financial support. A Comprehensive Plan is a means to justify funding applications.

6. Implementation and Communication:

- The final section addresses the importance of putting the plan into action.
- Simplifying communication and providing clarity are critical for garnering support from both the local government and the community.

7. Belief and Action:

Acknowledging that a plan is only effective when put into practice emphasizes the role of both the local government and the community in making the strategies outlined in the Comprehensive Plan a reality. Overall, the document provides a comprehensive and structured approach to managing expectations, growth, and development in Fairchild. By considering community input, historical context, legal frameworks, funding strategies, and implementation steps, the plan is positioned to guide the village towards a sustainable and desirable future. The success of the plan will ultimately depend on the commitment and collaboration of the local government and the residents of Fairchild.

1. INTRODUCTION

Planning Process



1.1 The Purpose of the Plan



A Comprehensive Plan serves as a vital framework for guiding decisions pertaining to a community's growth and development. The Village of Fairchilds has committed to creating a Comprehensive Plan, aimed at facilitating informed choices that foster responsible growth and the preservation of the community's unique character. This document's primary goal is to pinpoint Fairchilds' strengths and weaknesses, ultimately assembling a series of attainable strategies complemented by well-defined goals, objectives, and policies to enhance the community. To visually convey the vision for Fairchilds, this plan will incorporate images, maps, and diagrams, which have been derived from the results of community engagement activities detailed within this document. The Comprehensive Plan will undergo periodic review, with re-evaluations scheduled every five to ten years. This iterative approach ensures that the plan remains responsive to the needs of the community as they naturally evolve over time.

The following principles will guide the development of the Comprehensive Plan:

- Community and stakeholder involvement through public outreach, meetings, and surveys.
- Conduct an Existing Conditions Survey.
- Current ordinance and regulatory collection and review.
- Perform an economic development analysis.
- Infrastructure and utility analysis.
- Identify a framework for vision and goals.
- Create an Action Plan that defines clear goals and policies that will guide future residential and economic development.
- Develop a Future Land Use Plan.

1.1.1 Acceptance

Following review and approval from the Village of Fairchilds Board of Alderman, the Village of Fairchilds adopted the Comprehensive Plan document on April 18, 2024.

1.2 Community Engagement

Participatory planning requires a systematic and collaborative approach, engaging community members in collectively envisioning a desired future and creating a plan to realize it. Leaders must collaborate to address issues with fairness and prioritize their efforts to align with the community's aspirations. Valuable insights and direction for the areas of emphasis detailed in this plan were guided through feedback obtained from focus groups, meetings, and various community engagement initiatives.

1.2.1 Focus Groups

Mayor Lance Bertolino requested the Village of Fairchilds Board of Alderman, and Jan Vacek, to aid in facilitating meetings and other engagement activities aimed at gathering public feedback and information for the Comprehensive Plan.

1.2.2 Meeting Schedule



April 19, 2023 - Kickoff meeting via zoom with the Mayor, Lance Bertolino and Alderman, Matt Chastain to discuss the priorities for the Comprehensive Plan.

May 18, 2023 – Meeting with Council to discuss the Comprehensive Plan and show preliminary maps created for the plan.

June 15, 2023 – Meeting with Council to discuss the community survey and meeting to introduce the Comprehensive Plan to the community.

July 20, 2023 - First General Public Meeting to introduce the Comprehensive Plan and Community Survey. Visual Preference Survey exercise with the community to collect feedback.



Community Meeting
Fairchilds Fire Department
July 20, 2023

*Photos courtesy of:
EHRA Engineering*

1.2.3 Community Meeting

A public meeting was convened on July 20, 2023, at the Fairchilds Fire Department, after extending an invitation to the community for their active participation. The meeting commenced with an introduction and an in-depth overview of the Fairchilds Comprehensive Plan's process and goals. Participants were provided with the opportunity to engage in a visual preference survey and an opportunity to ask questions, enabling them to offer valuable personal feedback on topics that were designed to support the community's needs.



Community Meeting, Fairchilds Fire Department – July 20, 2023
Photos courtesy of: EHRA Engineering

1.2.4 Community Survey



Village of Fairchilds Comprehensive Plan Survey

Make your opinions known! Your feedback will ensure that the Comprehensive Plan represents the needs and desires of your community. We appreciate your time to complete this survey.

WHAT THIS SURVEY IS ABOUT AND WHY YOU SHOULD COMPLETE IT

The Village of Fairchilds has engaged a Planning Consultant to create a Comprehensive Plan. A Comprehensive Plan is a document that describes the history, current state, and future vision for your community. It is a blueprint to guide future growth and development while promoting the health, safety and general welfare of the community.

As you are likely well-aware, the Greater Houston Area has been experiencing substantial growth for decades and the trend does not seem to be changing. Development has been occurring west along State Highway 99, the Grand Parkway, which is the Houston region's third freeway loop. This development trend is likely to continue due to factors such as low interest rates, no state taxes, good transportation corridors, and comparatively cheap land.

The area in and around the Village of Fairchilds is likely seen by developers and businesses to be a prime location for future growth. Rather than be frightened by this prospect, now is the time to plan for the future of your community. This is why a Village of Fairchilds Comprehensive Plan is so important at this time. Your input will help guide the creation of a plan which will guide the kind of development that you think your community needs and prevent that which you think will do harm. Growth and change are inevitable so planning how to responsibly grow is a task that we need your help to achieve.

Completion of the Comprehensive Plan will guide your elected officials in choosing when and where potential projects such as road improvements, new parks, and public infrastructure could be implemented. Grant monies for such projects can be accessed using the Comprehensive Plan as proof that the City is committed to its future. Once finished, the plan will be updated regularly as the needs of the city change over time.

WHO SHOULD COMPLETE THE SURVEY

The Comprehensive Plan should reflect the ideas and opinions of the community's residents. EVERY resident and/or property owner in or near Fairchilds is invited to complete this survey. Each person may respond to the survey once. Your Planning Commission is overseeing this process and hopes to have a completed document in 2023.

CONFIDENTIALITY

Your survey response is completely confidential. No personal information will be stored or attached to the response data.

Figure 1: Online survey introduction page - Microsoft Forms
Source: Village of Fairchilds Comprehensive Plan Survey¹

18. Do you have any problems with your private drinking water well or septic system? (select all that apply)

- ☐ No problems
- ☐ Quantity
- ☐ Quality
- ☐ Other

19. Do you participate in outdoor recreation? (select all that apply)

- ☐ Hunting
- ☐ Fishing
- ☐ Biking
- ☐ Jogging/walking
- ☐ Motorcycle/ATV
- ☐ Horseback
- ☐ Other

20. Greatest item for improvement in Fairchilds?

- ☐ Infrastructure
- ☐ Development
- ☐ Business Opportunities
- ☐ Facilities

Figure 2: Example survey page as posted on the Village of Fairchild's website
Source: Fairchildstx.us²

A digital version of the survey was generated using Microsoft Forms, the introduction page of which can be seen in Figure 1. Paper copies were available at the in-person meeting on July 20th and posted online through the Village of Fairchild's website, an example of which can be seen in Figure 2. The survey was used to collect data from the residents of Fairchild's to understand their individual needs, opinions, experiences, and attitudes on topics of interest. The results from the survey significantly aided in the development of this plan.

Chapter 1 Citations:

¹ "Village of Fairchild's Comprehensive Plan Survey." Microsoft Forms. <https://forms.office.com/Pages/ResponsePage.aspx?id=I36y7y3xkEK3sQwu4IzFlvEMP8m1klBNuIwbxv6ZRuRUQlk4NUhOOTHvUTJvQ0MyRk45VzJMN0sySi4u>

² "Fairchild's, TX." Accessed August 11, 2023. <https://www.fairchildstx.us/home>.

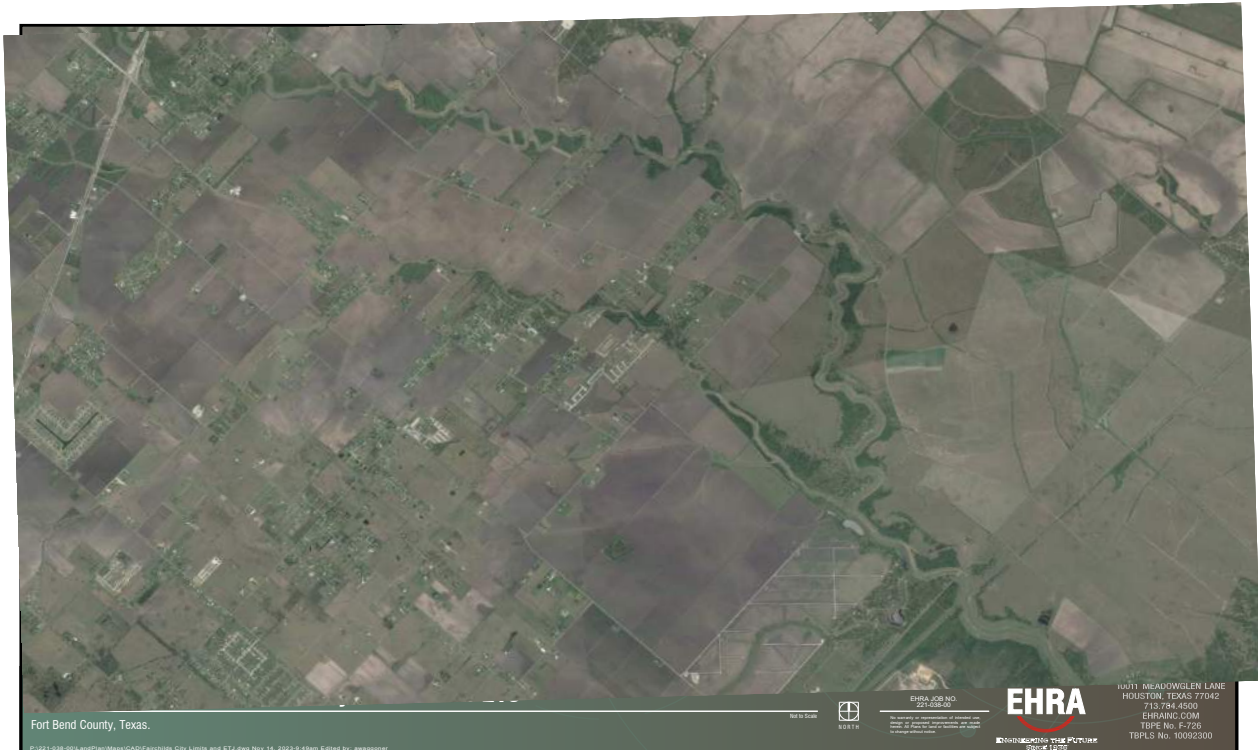
2. Existing Conditions

Overview of The Village of Fairchilds



2.1 History

The Village of Fairchilds is located in Fort Bend County, Texas, within Commissioners Court Precinct 2, served by Commissioner Grady Prestage. Fairchilds is situated approximately 5 miles to the southeast of the Village of Pleak and 4 miles to the northeast of Needville. The city limits and extraterritorial jurisdiction boundary (ETJ) for the Village of Fairchilds are shown in Map 1.



Map 1: Village of Fairchilds City Limits and ETJ
Map compiled by: EHRA Engineering

The town's namesake, Philo Fairchilds, initially settled approximately one mile south of the present-day community in 1840. The original settlement was founded in 1890 by Theo Aderholz, August Bede, and Charles Blohm. By 1896, a group of Mennonites migrated from the north and established a colony along Big Creek, settling on 33 lots of the Barnabas Wickson league. Soon after, several families including Germans from other Texas counties joined the new colony and helped work the land and develop the area. A road system, several stores, and separate schools for black and white students were established¹. Shortly after the town's founding, a malaria epidemic swept through the area, and in 1900 the Galveston Hurricane, one of the deadliest hurricanes in US history, destroyed most of the buildings and dwellings. George W. Howell, a non-mennonite, generously deeded one acre of his land adjoining the Concord School for a public cemetery, now known as the Concord Cemetery. Only a few families remained after these tragic events. Settlers of German, Czech and Polish descent began to populate the area and use the burial ground. The earliest marked grave is that of Anesha Dobes, who was interred in 1913. In 1995, an archeological investigation revealed ten unmarked graves believed to be of Mennonite origin.⁴



Concord Cemetery
Photo courtesy: EHRA Engineering

Between 1912 and 1918, Fairchilds established a post office, and in 1914, a general store was added. By 1936, the village boasted four businesses catering to an estimated population of around 25 residents. The village's population witnessed significant growth between 1940 and 1953, surging from 75 to 125². By the year 1990, Fairchilds was home to 150 inhabitants along with a café and three stores specializing in tires, feed, and general merchandise. According to the 2020 Decennial Census, the population of Fairchilds, Texas, is 864 residents.³



Fairchild Hall in 1912 (as construction was being completed)
Source: lifeonthebrazosriver.com⁴

Fairchild Hall was renowned for its distinctive cupola on the roof that had a light, which could be seen from miles away. "Longtime resident, Loretta Myska, remembers how tired she and her family would be from picking cotton, but when they saw that light switch on indicating there would be a dance, they would magically receive a second wind and go out to dance. She fondly recalled the day she met her husband, Robert, there. Robert passed away in 2006 and Loretta still lives in Fairchilds as she has her entire life."⁴



Loretta Myska's grandfather's stock in Fairchild Hall (dated 1917).
Source: lifeonthebrazosriver.com⁴

Fairchilds faced near abandonment after the 1900 hurricane that caused massive damage in the surrounding coastal Texas area, including Fairchilds. However, with the passage of time, the allure of the farmland attracted numerous new immigrants, who gradually began to settle in the area. The new settlers started making plans to establish a new meeting place and organized the "Farmers Mutual Benefit Association," selling stock for \$10/share to pay for construction. Louis Kneitz generously donated the land in 1907, and together they built one of the region's most iconic dance halls. For two years the hall was called Kneitz Hall. However, the name was changed to "Fairchilds Hall" when Philo Fairchilds acquired substantial land parcels in the vicinity. "Many different functions would be held through the years," Myska said. "Mostly wedding dances, meetings, benefits, picnics and get-togethers. The hall was always packed when any type of band entertained." It made it easy to dance on for hours. Fairchilds Hall stood proudly from 1912 until its demolition in 1999, marking the end of an era.⁴ Unfortunately, the famous cupola, which used to be seen off Needville-Fairchild Road, is no longer present. Today, only a few ancillary buildings stand as reminders of its once-vibrant presence.



Fairchild Hall prior to demolition
Source: lifeonthebrazosriver.com⁴



Loretta Myska and Needville Preservation member Jessie Roussel stand next to the final remains of Fairchild Hall
Source: lifeonthebrazosriver.com⁴



Present Day – Original Site of Fairchilds Hall

Photo courtesy of: EHRA Engineering

2.2 Community Culture

Fairchilds can be described as a quaint rural town centered around farming and agriculture. The community is comprised of families who have called Fairchilds home for generations, dedicated farmers, landowners with property or farmland in Fairchilds but live in another town, as well as new families. Over the years, new developments have been built nearby, offering new homes and attracting more people to live in the area. Data collected from the community survey identified ways residents perceive the community culture that defines Fairchilds, as seen in Table 1.

<i>How would you describe the community culture in Fairchilds?</i>
RESPONSES:
Agricultural
Not as rural as it used to be
Was rural but is growing into a suburb of Houston/Sugarland
Friendly
Outstanding
Rural
Friendly and Inviting
Love the way we are still a 'small town'....and LOVE the farmers. Fairchilds is a farmer and family friendly village
Quiet neighborhood with people that care about each other. Small enough for us to know each others names. We pay attention to our surroundings and ask neighbors if we see something out of the normal.
Farming and ranching. Most people with Ironwood Ln area are as myself born and raised here or have been here for decades
Small town USA - friendly
Overcrowded
Aside from Vacek Meadows, still a sense of being in the country
Laid back
Growing
Rapidly diversifying with increased crime
Anything goes
Friendly and neighborly
A big change with the large subdivision across from us, lots of traffic, lots of new people
Small town, rural farming community
High traffic area but generally slow, calm environment
Small town, close enough to town where Fairchild doesn't need to expand
Safe and friendly
It used to be quiet, but not anymore. The traffic on Needville Fairchilds is getting to be a lot.
Safe
Fairchilds is friendly, hardworking, helpful to neighbors.

A “word cloud” model was generated from the community survey responses to illustrate the key words that were frequently mentioned. The larger the word appears in the cloud, the more respondents used that word to describe their community. As shown in the word cloud in Figure 3, 27% of respondents used the word ‘Friendly’ to describe the community culture in Fairchilds.



Figure 3: Community Culture Word Cloud
Source: Village of Fairchilds Comprehensive Plan Survey¹⁷



2.3 Demographics

Demographic trends for the Village of Fairchilds were analyzed and compared to nearby cities of similar population size including the Village of Pleak, and Needville. Further analysis included a comparison to Fort Bend County, which provides a larger demographic to help further anticipate future trends in population size, income, and housing demand.

2.3.1 Population Projections

Table 2 provides population counts for the Village of Fairchilds in comparison to the Village of Pleak, Needville, and Fort Bend County spanning from 1910 to 2020. Needville, being the longest-inhabited among them, boasts the largest population in contrast to the Village of Pleak and Village of Fairchilds. The Village of Pleak, only recently incorporated in 1979, lacks sufficient pre-1979 data. Needville was incorporated in 1944, while the Village of Fairchilds was incorporated in 1995. The growth in each jurisdiction is seeing a steady increase in population as shown in Figure 4. The Village of Pleak and the Village of Fairchilds share a similar growth trend, whereas Needville is growing at a faster rate. Fort Bend County has experienced a 45% population growth rate from 590,177 in 2010 to 858,527 in 2020, as illustrated in Figure 5. For comparison, the entire United States population grew 7.4%, while Texas experienced a 17% increase in population during that time period¹⁵.

POPULATION TREND							
Fort Bend County		Village of Pleak		Needville		Village of Fairchilds	
Population	Year	Population	Year	Population	Year	Population	Year
590,253	2010	365	1980	100	1914	25	1930
606,064	2011	746	1992	500	1920	75	1940
624,824	2012	947	2000	603	1950	125	1950
651,847	2013	1,044	2010	861	1960	150	1990
684,048	2014	1,417	2019	1,417	1980	678	2000
715,331	2015	1,213	2020	2,199	1990	763	2010
744,160	2016	1,031	2021	2,609	2000	864	2020
767,712	2017			3,089	2020		
788,081	2018						
811,688	2019						
822,779	2020						

Table 2: Population Growth Comparison Table

Source: US Census Bureau^{6,7,8,9}

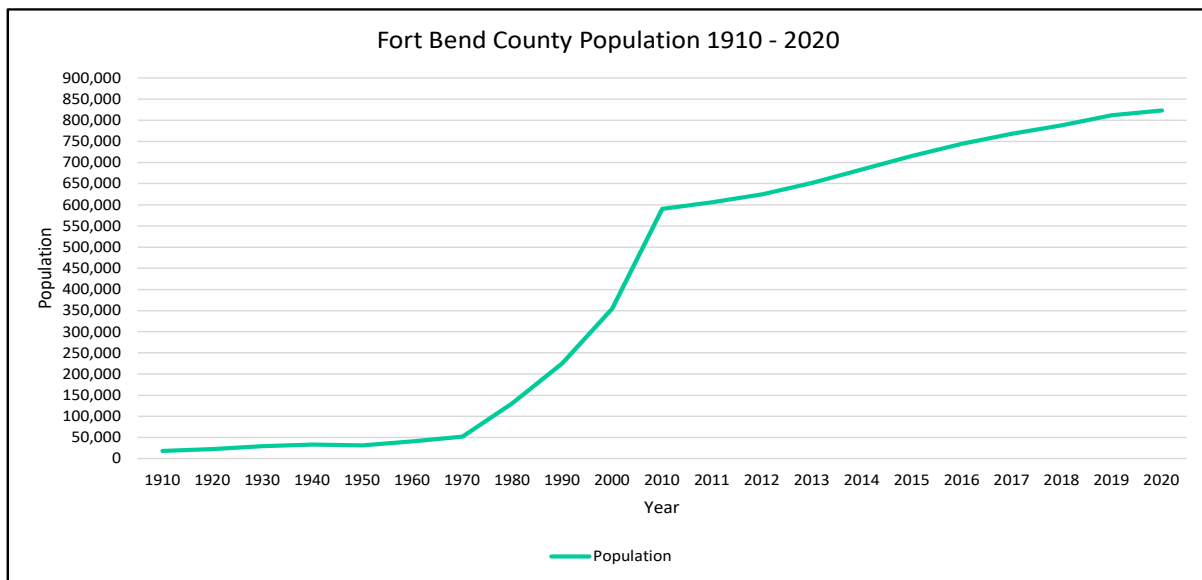


Figure 4: Fort Bend County Population Trend from 1930 – 2020
 Source: US Census Bureau⁶

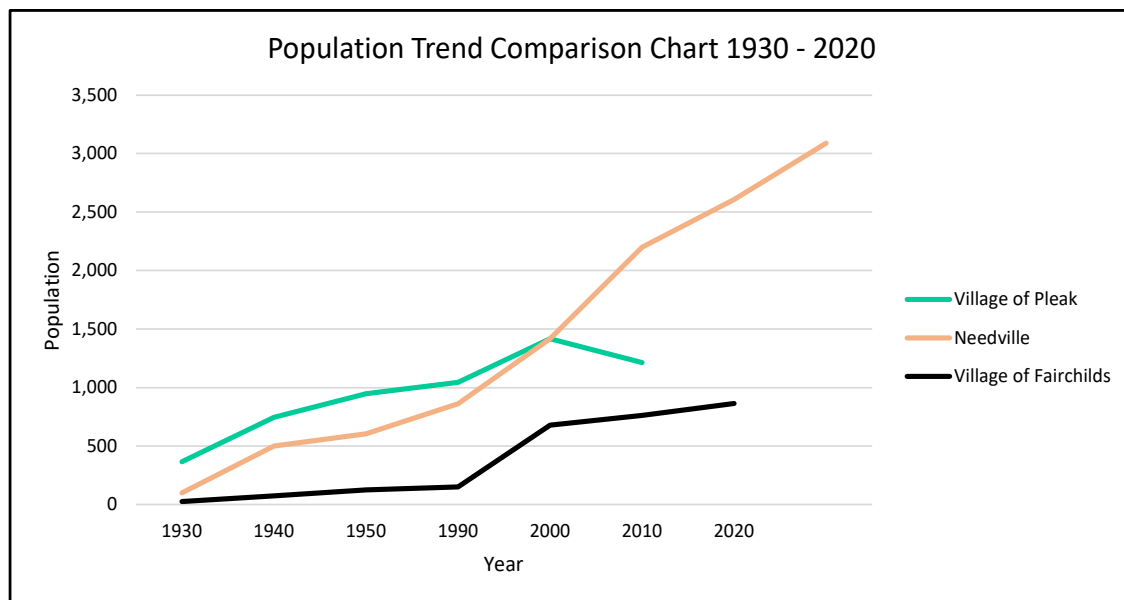


Figure 5: Current Population Trend from 1930 – 2020
 Source: US Census Bureau^{6,7,8,9}

Table 3 shows future population projections for the Village of Fairchilds, the Village of Pleak, Needville, and Fort Bend County from 2020 to 2060. The table below provides a 40-year forecast to show an estimation of growth, yet excludes the additional population that may arise from future planned subdivisions. Population projections were taken in 10-year increments based on available data. Fort Bend County projections were prepared by the Texas Demographic Center and assume a 0.5 migration scenario and were completed using a Cohort Component projection technique, which is the most accurate population growth model that factors in fertility, mortality, and migration rates to get the most accurate prediction¹⁰. Due to the lack of available data, the Village of Pleak, Needville, and Village of Fairchilds populations were projected using the Exponential Growth Model, which utilizes the natural logarithm e and a growth rate. Pleak and Fairchilds had a growth rate of 1.4% over a 20 year period, and Needville with a 0.91% growth rate over a 20 year period. The future population of Fairchilds is projected to be 1,489 by the year 2060, however, it's important to acknowledge that the anticipated Austin Point Subdivision is expected to accommodate approximately 50,000 residents resulting in a more realistic population projection for Fairchilds to be **51,489 by 2060**.

Population Growth Formula

$$P = P_0 \times e^{rt}$$

- P = Total Population after time " t "
- P_0 = Starting Population
- r = % Rate of Growth
- T = Time in hours or years
- e = Euler number = 2.71828.....

Source: Socratic.org.¹¹

It is important to note that projections involve certain assumptions about future events that may or may not occur and present the possibility that they may not be accurate. However, the use of detailed methodologies and accounting for existing demographic patterns can predict a more accurate projection.

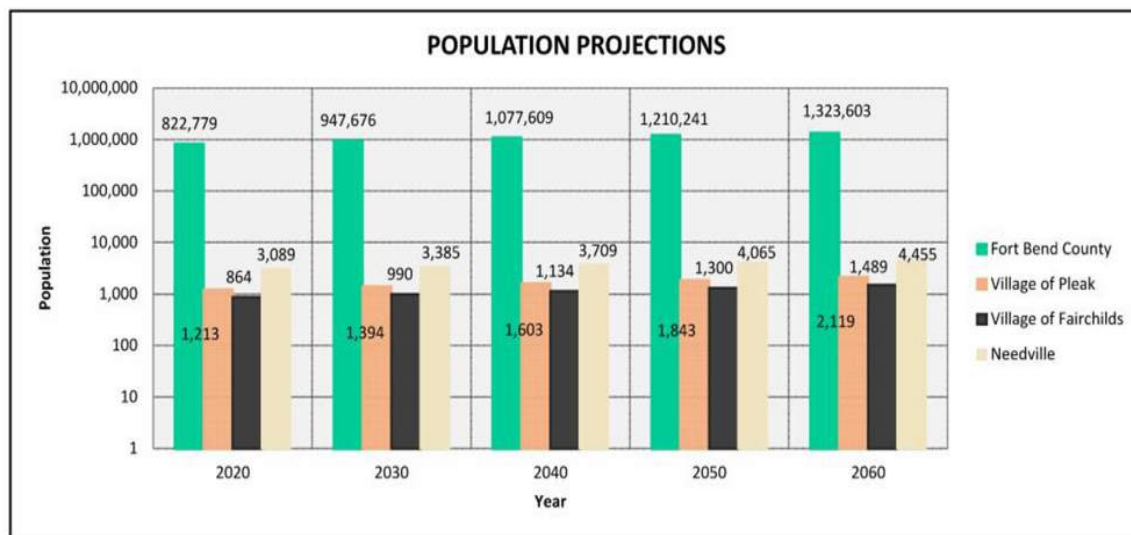


Table 3: Population Projections

2.3.2 Age and Gender

According to the 2020 American Community Survey 5-Year Estimates and shown in Figure 6, 83% of Fairchilds population falls between 18 and 65 years of age, suggesting that Fairchilds is a middle-aged community. This demographic characteristic may imply a potential need for low to middle-income housing, catering to the incomes of this population. It also indicates the need for employment opportunities and relatively accessible schools. Notably, a similarity exists in the age distribution of the population across geographic areas, including Fort Bend County, Pleak, and Fairchilds. Additionally, gender distribution is even across these regions, with approximately 52% females, and 48% males.

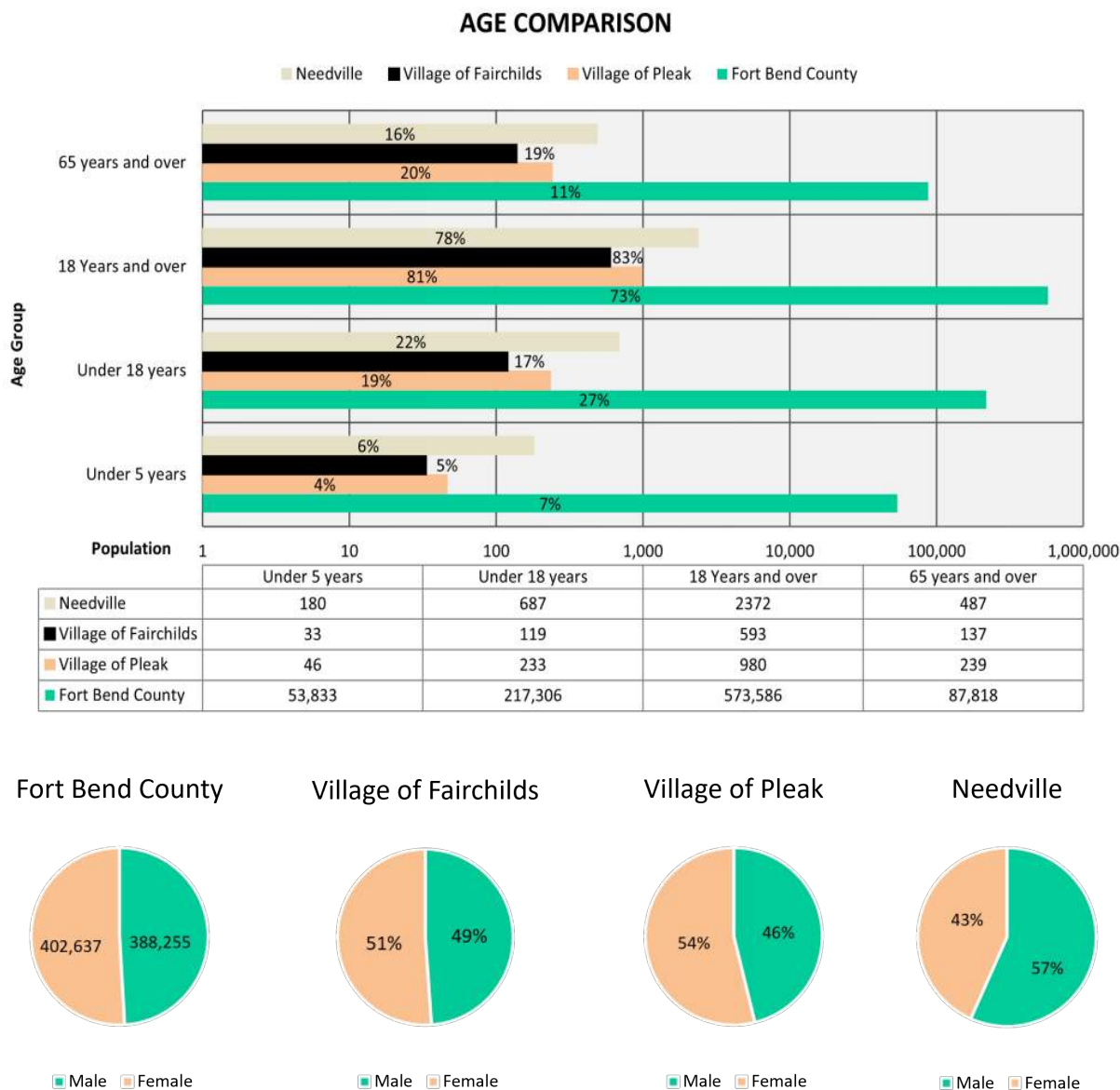


Figure 6: Age and Gender Comparison
Source: Age and Sex ACS Estimates 2020¹⁷

2.3.3 Ancestry

According to the 2020 ACS 5-Year Estimates and shown in Figure 7, English, German and Irish are the dominant ancestry groups that have settled in Fairchild's. Germans were the first to settle in Fairchild's around 1890 and are still a consistent cultural group that lives in the area today.

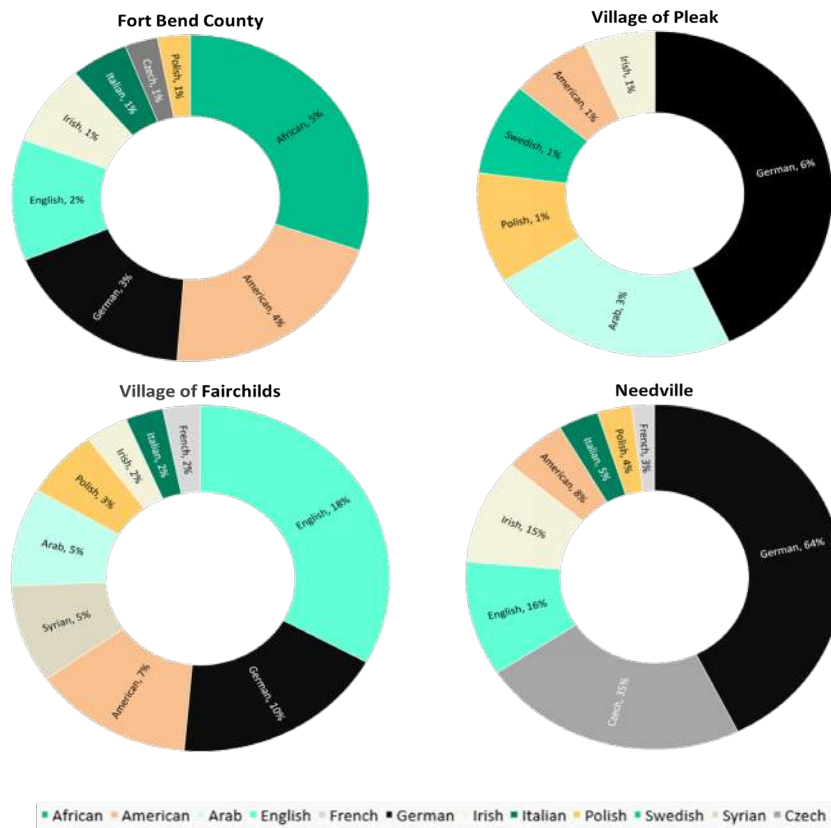


Figure 7: Ancestry Comparison
Source: U.S. Census Bureau¹⁹

2.3.4 Median Income

Table 4 shows the median household income in the Village of Fairchilds is \$51,875, an average that is below that of the Village of Pleak and Needville, as well as the national average at \$64,994²². It's worth noting that the variance in household income could be attributed to the smaller sample size in Fairchilds in comparison to the Village of Pleak and Needville. In contrast, Fort Bend County has a significantly higher median income at \$100,189 surpassing the national average.

MEDIAN HOUSEHOLD INCOME COMPARISON 2020				
	Fort Bend County, Texas	Village of Fairchilds, Texas	Village of Pleak, Texas	Needville, Texas
Number of Households	298,888	283	397	1,357
Median Household Income	\$100,189	\$51,875	\$60,523	\$61,330

Table 4: Median Household Income Table Comparison 2020

Source: Data USA^{12,19,20,21}

2.3.5 Housing

When comparing the average housing mortgages between Fort Bend County, the Village of Fairchilds, and Village of Pleak, a similarity can be seen in Table 5. Over half of the population have a mortgage between \$100,000 and \$299,999. The second most prevalent category, encompassing approximately a quarter of the population, has a mortgage between \$300,000 to \$499,999. There were no reports for mortgages falling within \$750,000 to over one million. This could indicate a desire for housing at that price point, which may currently be unavailable or considered less marketable. Considering median incomes in the area are at approximately \$50,000, it would be beneficial to evaluate current housing supply between the \$100,000 and \$300,000 price point and understand if current housing stock meets housing needs. Providing market-rate affordable housing options in this price range can also attract new residents to the area, potentially leading them to choose to settle in this region instead of other areas where such price point options might not be readily available.

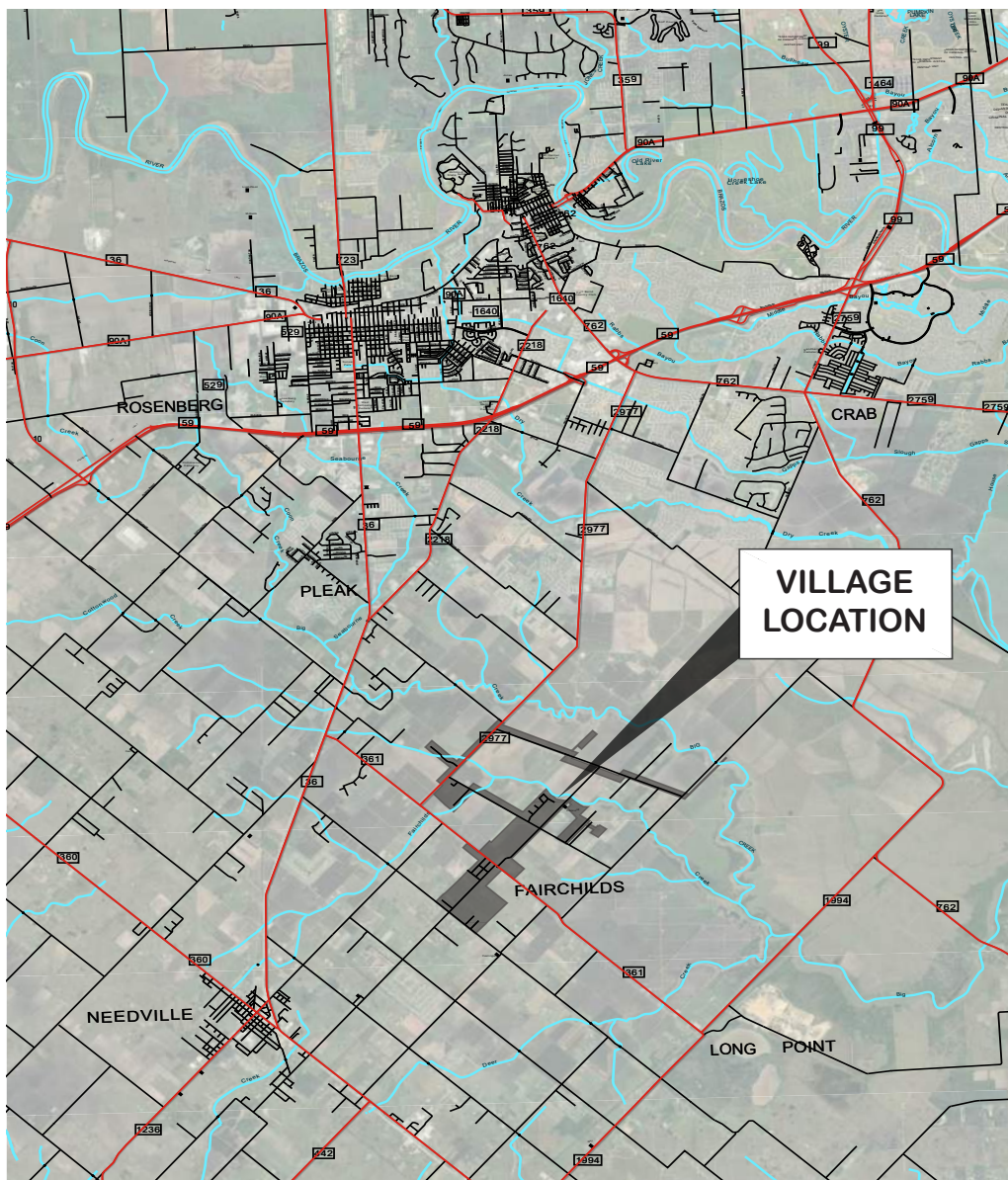
HOUSING MORTGAGE COMPARISON								
Owner-Occupied Housing Mortgages	Fort Bend County, Texas Owner-occupied housing units with a mortgage	Percent	Village of Fairchilds, Texas Owner-occupied housing units with a mortgage	Percent	Village of Pleak, Texas Owner-occupied housing units with a mortgage	Percent	Needville, Texas Owner-occupied housing units with a mortgage	Percent
Less than \$50,000	1,774	1%	3	4%	4	3%	6	3%
\$50,000 to \$99,999	3,576	3%	5	6%	3	3%	50	3%
\$100,000 to \$299,999	65,747	51%	56	67%	89	75%	237	75%
\$300,000 to \$499,999	43,164	34%	12	14%	23	19%	37	19%
\$500,000 to \$749,999	10,683	8%	8	10%	0	0%	16	0%
\$750,000 to \$999,999	2,138	2%	0	0%	0	0%	0	0%
\$1,000,000 or more	1,697	1%	0	0%	0	0%	0	0%
Total	128,779	100%	84	100%	119	100%	346	100%

Table 5: Housing Mortgage Comparison

Source: US Census Bureau²⁶, Needville 2020 Decennial Census¹³, TSHA¹⁴

2.4 Transportation

The Village of Fairchilds is situated approximately three miles southeast of State Highway (SH) 36 accessible by taking Farm-to-Market Road (FM) 361, which passes through the downtown area and connects to FM 1994. SH 36 is located five miles south of Interstate 69/US Route 59. FM 361 and FM 1994 serve as major collector roads leading to Fairchilds. It's important to note that the sole means of accessing the community is by vehicle, as public transportation options and protected bike lanes are currently unavailable.



2.5 Community Facilities

The Fairchild Volunteer Fire Department is the only community facility located in Fairchilds. The closest police department, library, and post office are in Needville. The Village of Fairchilds is served by Fort Bend County Precinct 2 and 4.

2.5.1 Fort Bend County Landfill

The Fort Bend Regional Landfill is 1,200-acres situated west of Fairchilds, on the corner of FM 1994 and Davis Estate Rd. The current site was once a sulfur mining pit until it was purchased by WCA Waste Corporation and converted into a landfill in 2004. In 2020, GFL Environmental Inc. acquired WCA Waste Corporation. The landfill manages 5,000 tons of non-hazardous municipal solid waste per day. The landfill accepts non-industrial waste and non-hazardous waste, utilizing a leachate filtration system to mitigate contaminants. In addition, the landfill is authorized to accept class 1 non-hazardous industrial waste, also known as “special waste.” The facility also houses a British thermal unit gas plant that treats gas generated from the landfill and sells it through pipelines to CenterPoint Energy.²⁷ Results from the community survey indicate residents have complained about foul odors emitting from the landfill as well as occasional fires ignited from disposed waste.

2.5.2 MUD 259 and MUD 239 - Austin Point

Once constructed, Municipal Utility District (MUD) 259 will be located partially within the ETJ of the Village of Fairchilds and Fort Bend County.

MUD 239 will be servicing the Austin Point Subdivision and is located within the Village of Fairchilds Extraterritorial Jurisdiction (ETJ).

2.5.3 Emergency Services

Fort Bend County has an existing Public Safety Community Plan for 2020 to 2021 and is currently in the process of updating their Hazard Mitigation Plan. As noted in the Fort Bend County Public Safety Community Plan, SH 36 serves as an important north-south route. However, the absence of public transportation in the area is identified as a significant factor contributing to a range of challenges experienced by residents, such as accessing service providers. The issue is compounded by the region's rapid growth in population.²⁵ The Fairchild Volunteer Fire Department has served the residents of Fairchilds and unincorporated areas since 1985 and provide fire protection and medical first response.

An Emergency Services District (ESD) is a grassroots Government created entity, formed by voters in an area to fund fire protection, emergency medical services, or both. ESD's have the authority to levy taxes to fund operations as stated under the Texas Constitution. Residents of an area may petition for an election to create an ESD, the county then receives the and the county commissioners court holds a hearing. If the county commissioners approve, it will go to an election. Once an ESD is approved by voters, the Commissioners Court will appoint five members to the ESD Board of Commissioners to serve staggered, two year terms. An ESD board may not set the tax rate for a fiscal year before the budget has been adopted by the board for that fiscal year²³. Fort Bend County has ten ESD's. Figure 8 shows the district boundary for ESD No. 9 which is a 143-square mile service area and runs along the southern boundary of Fairchilds and contracts with the Needville Fire Department for the delivery of those services²⁴. ESD's make significant improvements to fire protection and emergency services including improved response times, increased staffing, updated apparatuses and equipment. Fairchilds is not currently incorporated into an ESD, however, creating one could be a solution to meeting emergency service needs.

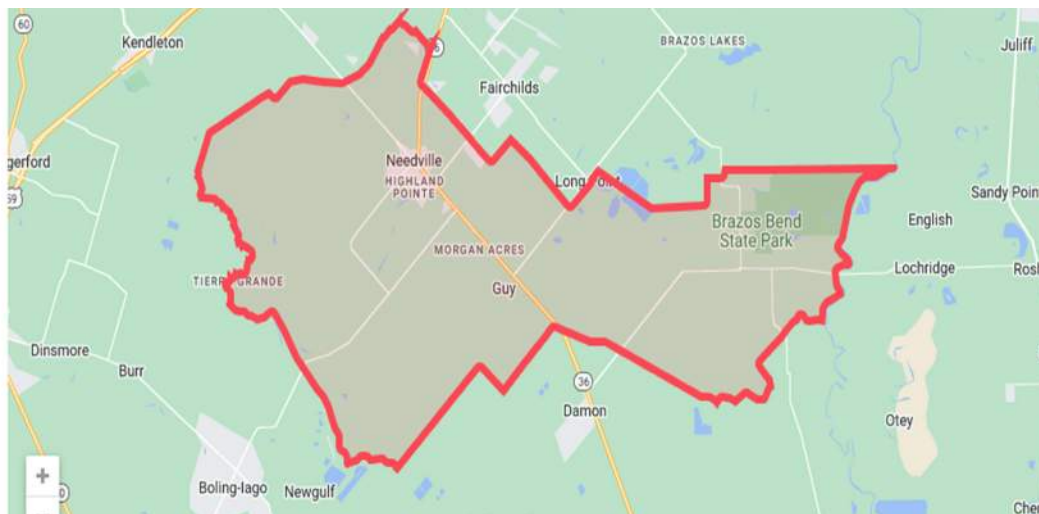


Figure 8: Fort Bend County ESD No. 9 Boundary
Source: fbcesd9.org²⁴

2.6 Economy

Fairchilds' jurisdictional boundaries result in limited number of in-city commercial operations. Expansion of the village boundaries, specifically along established roads, would allow additional businesses to contribute to the Fairchilds economy instead of revenues being collected within the county. Regional growth and nearby quality Master Planned Communities will likely result in economic benefits within Fairchilds such as improved services and ability to attract better commercial and retail establishments.

In the downtown area of Fairchilds, there are currently five main businesses: Nick's Grocery, which also serves as a gas station, Southern Star Delights, Fairchild Farmers Gin Co-Op, Clasen Enterprises & West End Auto Sales, and Stavinoha's Tire Shop. Additionally, in and around the Fairchilds area, there are multiple other businesses, including New Creations Powder Coating, All Pro-Handyman and Roofing, A Place for Dreamers Horseback Ride & Trail Ride, Carroll Stables, Canaimas Ranch, Dog Boarding, Parks Youth Ranch, Cutlass Solar, Tempicure Air Conditioning Service Co, Neito Creative, and Lucas Lodge BnB and Event Center.

Chapter 2 Citations:

¹Hardin, Stephen. "Fairchilds, TX." General Entry, October 22, 2020. <https://www.tshaonline.org/handbook/entries/fairchilds-tx>.

²"About Us, Fairchilds, TX," n.d. <https://www.fairchildstx.us/about-us>.

³2020 Decennial Census. "Total Population in Fairchilds Village, Texas." United States Census Bureau, n.d. <https://www.census.gov/content/census/en/search-results.html?stateGeo=none&q=Fairchilds%20village,%20Texas&searchtype=web>.

⁴"Fairchilds, Texas, Fort Bend County." Accessed May 22, 2023. <http://lifeonthebrazosriver.com/Fairchilds.htm>.

⁵Winterfeld, Lauren. "Fairchilds Hall Was a Landmark in Community." Fort Bend Herald, July 25, 2005. https://www.fbherald.com/fairchilds-hall-was-a-landmark-in-community/article_c643cbda-d24d-56b7-8eb5-5c281f8a37be.html.

⁶"Annual Estimates of the Resident Population in Fort Bend County." United States Census Bureau, April 1, 2010. <https://data.census.gov/table?q=Fort+Bend+County&tid=PEPPER2019.PEPANNRES>.

⁷2020 Decennial Census. "Total Population in Fairchilds Village, Texas." United States Census Bureau, n.d. <https://www.census.gov/content/census/en/search-results.html?stateGeo=none&q=Fairchilds%20village,%20Texas&searchtype=web>.

⁸Hardin, Stephen. "Fairchilds, TX." General Entry, October 22, 2020. <https://www.tshaonline.org/handbook/entries/fairchilds-tx>.

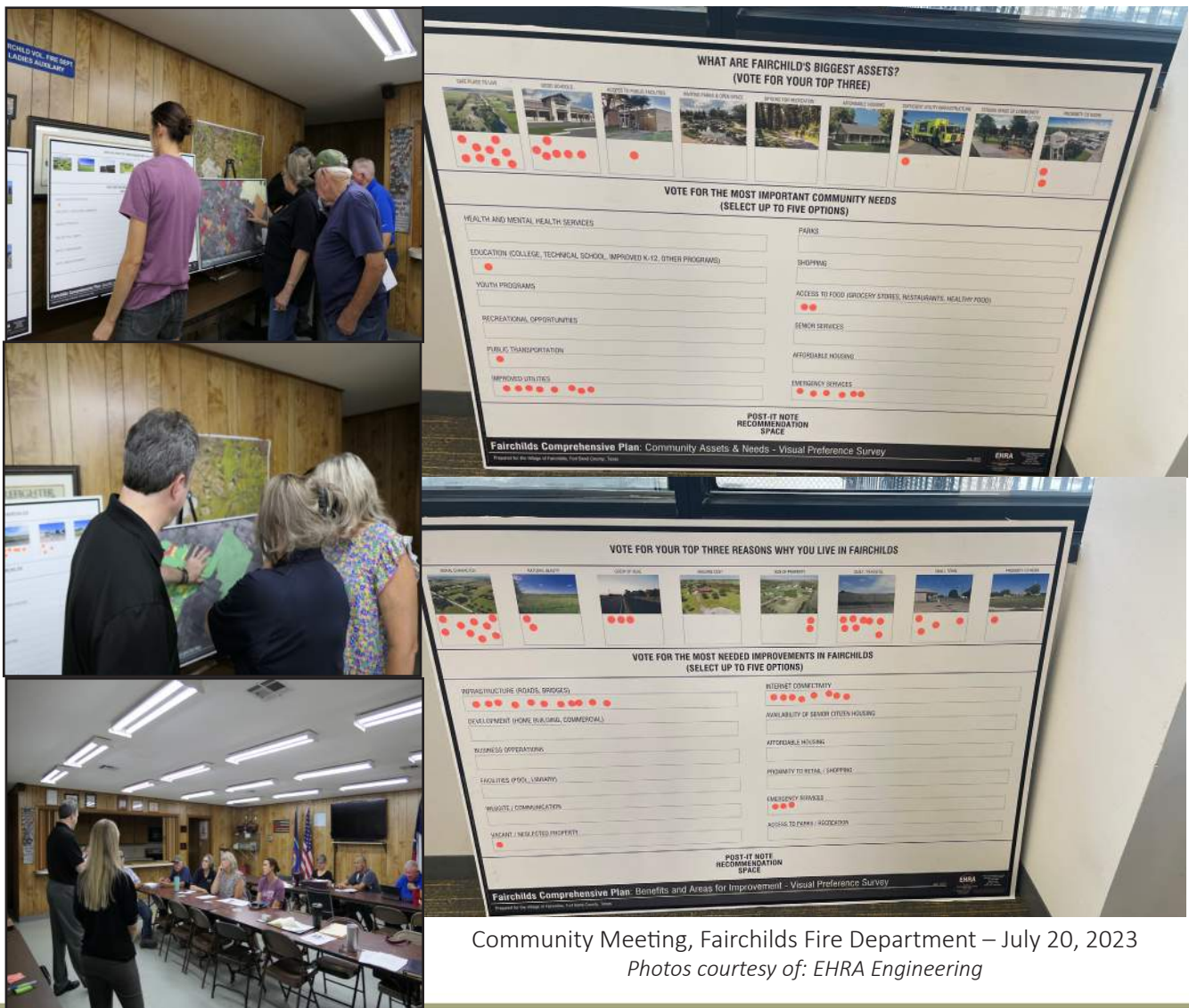
- ⁹Wayback Machine. "Texas Almanac: Population History of Counties from 1850 – 2010," February 26, 2015. <https://web.archive.org/web/20150226003918/http://www.texasalmanac.com/sites/default/files/images/topics/ctypophistweb2010.pdf>.
- ¹⁰"TDC- Texas Population Projections Program." Accessed January 9, 2023. <https://www.demographics.texas.gov/Data/TPEPP/Projections/>.
- ¹¹Socratic.org. "How Do You Calculate Population Growth? + Example." Accessed January 9, 2023. <https://socratic.org/questions/how-do-you-calculate-population-growth>.
- ¹²"Pleak, TX | Data USA." Accessed August 29, 2023. <https://datausa.io/profile/geo/pleak-tx/>.
- ¹³Needville 2020 Decennial Census "Total Population". United States Census Bureau, n.d. <https://data.census.gov/table?q=Needville+city,+Texas&tid=DECENNIALPL2020.P1>
- ¹⁴"TSHA | Needville, TX." Accessed March 29, 2023. <https://www.tshaonline.org/handbook/entries/needville-tx>.
- ¹⁵USAFacts. "Fort Bend County, TX Population by Year, Race, & More," August 28, 2023. <https://usafacts.org/data/topics/people-society/population-and-demographics/our-changing-population/state/texas/county/fort-bend-county/>.
- ¹⁶"Village of Fairchilds Comprehensive Plan Survey." Microsoft Forms. <https://forms.office.com/Pages/ResponsePage.aspx?id=I36y7y3xkEK3sQwu4IzFlvEMP8m1kIBNuIwbxv6ZRuRUQIk4NUhOOTHvUTJVQ0MyRk45VzJMN0sySi4u>
- ¹⁷"Age and Sex 2020 ACS 5 Year Estimates." Accessed January 18, 2023. <https://data.census.gov/table?q=Fairchilds+village,+Texas&tid=ACSST5Y2020.S0101>.
- ¹⁸U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates. "B04004: Census Bureau Table." Accessed August 29, 2023. https://data.census.gov/table?q=Fairchilds+village,+Texas&g=160XX00US4858088_050XX00US48157&tid=ACSDT5Y2020.B04004.
- ¹⁹"Needville, TX | Data USA." Accessed August 29, 2023. <https://datausa.io/profile/geo/needville-tx>.
- ²⁰"Fort Bend County, TX | Data USA." Accessed August 29, 2023. <https://datausa.io/profile/geo/fort-bend-county-tx>.
- ²¹"Fairchilds, TX | Data USA." Accessed August 29, 2023. <https://datausa.io/profile/geo/fairchilds-tx>.
- ²²"United States | Data USA." Accessed August 29, 2023. <https://datausa.io/profile/geo/united-states>.
- ²³Anderson, Julie. "KEY CONCEPT: Emergency Services Districts." Texas County Progress, March 2, 2012. <https://countyprogress.com/key-concept/>.
- ²⁴<https://www.clicktunity.com>. "Fort Bend County ESD 9 | District Coverage Map." Accessed August 29, 2023. <https://www.fbesd9.org/district-map>.
- ²⁵"Fort Bend County Public Safety Community Plan 2022-2023," n.d. <https://www.fortbendcountytexas.gov/sites/default/files/document-central/document-central/county-judge-documents/Community-Plan-2022-2023.pdf>.
- ²⁶U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Housing Units with a Mortgage. https://data.census.gov/table?q=Fairchilds+village,+Texas&g=050XX00US48157_160XX00US-4850628,4858088&tid=ACSST5Y2020.S2506
- ²⁷Waste360. "Touring WCA's Fort Bend Regional Landfill," November 10, 2019. <https://www.waste360.com/land-fill-operations/touring-wcas-fort-bend-regional-landfill/gallery>.

3. Vision for Fairchilds Community Framework

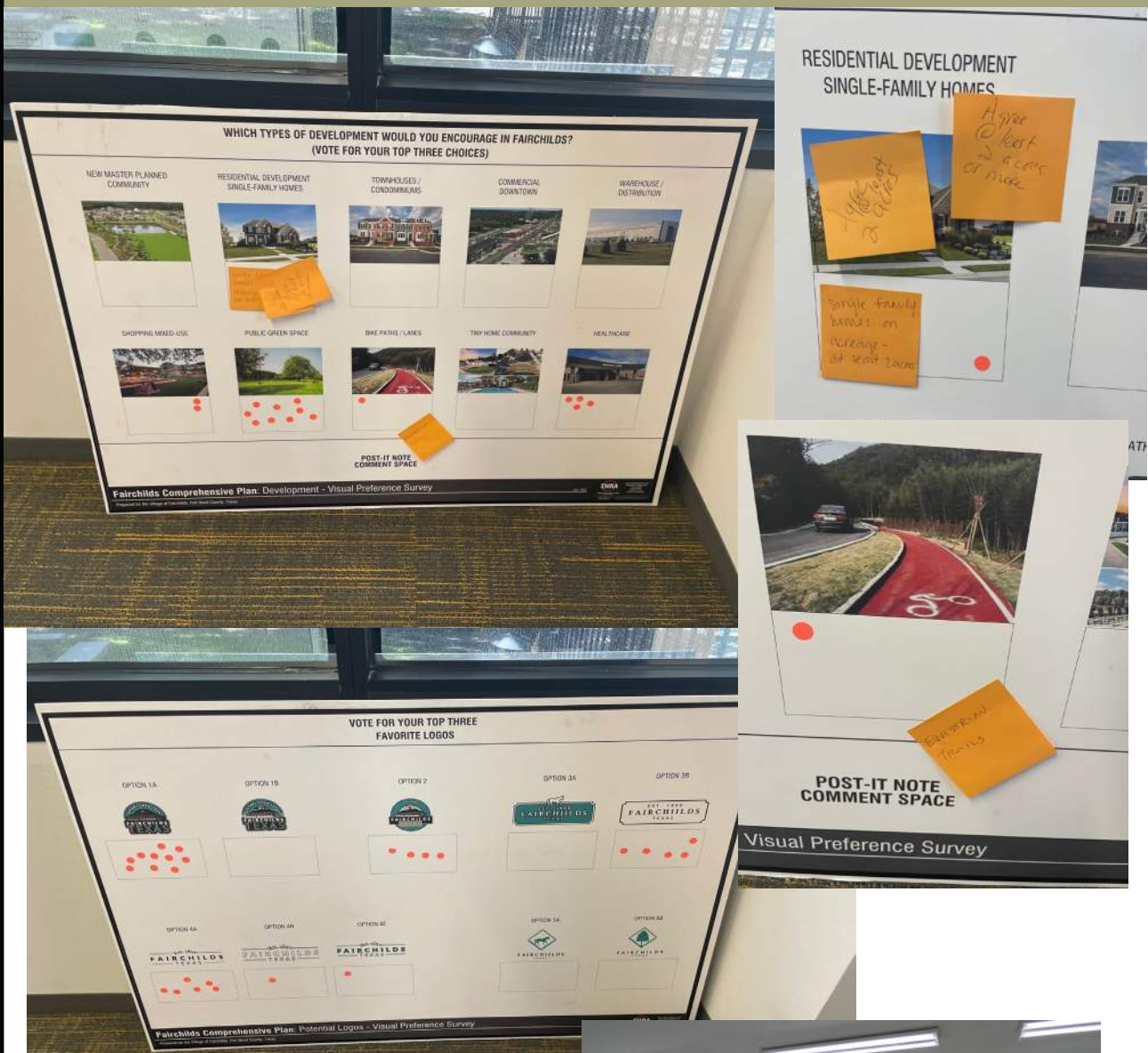


3.1 Visual Preference Survey Results

On July 20, 2023, a public meeting was convened at the Fairchild Volunteer Fire Department, extending an open invitation to the community for active participation. The session commenced with an introduction and an overview of the Fairchilds Comprehensive Plan. Attendees were given the opportunity to engage in a visual preference survey, allowing them to provide personalized feedback on critical topics and contribute to a deeper understanding of the community's sentiments. Below are images of posters created for the exercise, along with the outcomes derived from this interactive activity. The feedback received during this exercise was subsequently reviewed and integrated into the SWOT analysis, as discussed in Section 3.2.



Community Meeting, Fairchilds Fire Department – July 20, 2023
Photos courtesy of: EHRA Engineering



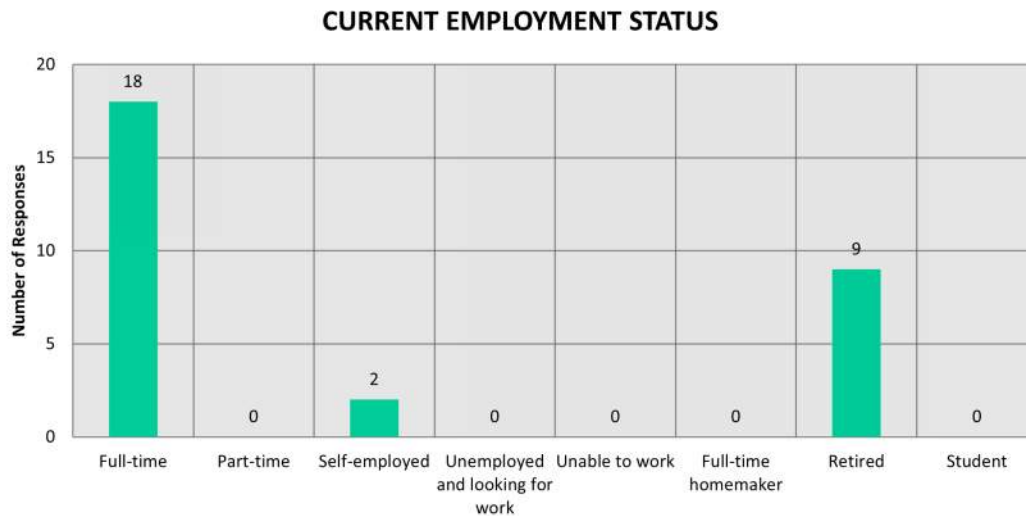
Community Meeting, Fairchilds Fire Department
 July 20, 2023
Photos courtesy of: EHRA Engineering

3.2 Community Online Survey Results

A community survey was distributed at the public outreach meeting on July 20th, 2023, and was also made available online through the Village of Fairchilds website. The online survey remained accessible to residents for several weeks. The survey was useful in collecting data from the residents of Fairchilds to better understand the needs, opinions, experiences, and attitudes on topics of interest. The results from the survey aided in the development of the Comprehensive Plan.

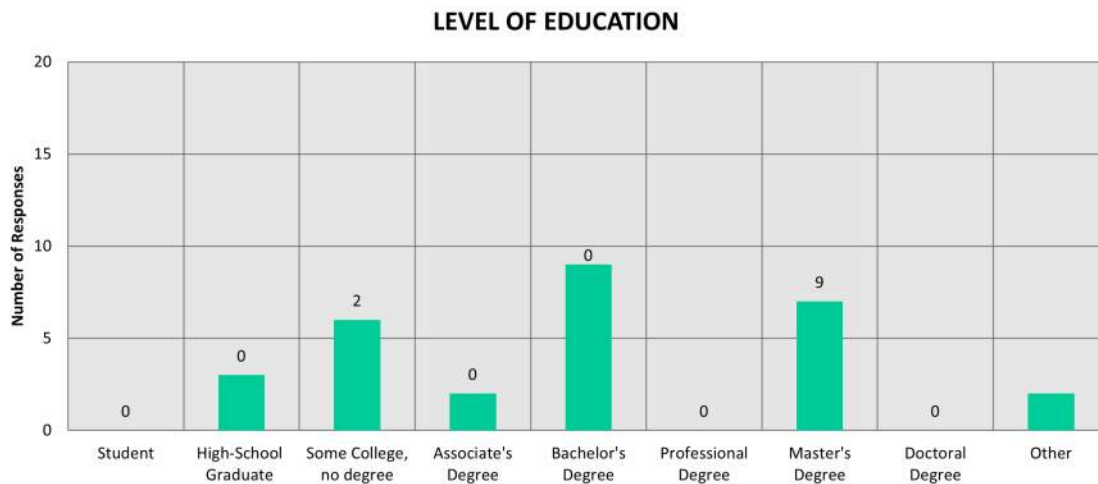
The following images were captured after closure of the online survey. The online program tallied the respondents answers automatically and are presented fully on the following pages.

1. Current employment status (select one)



Analysis: There was a total of 29 responses for this question in the survey. 62% of respondents are *full-time* and 31% of respondents are *retired*, with 7% *self-employed*.

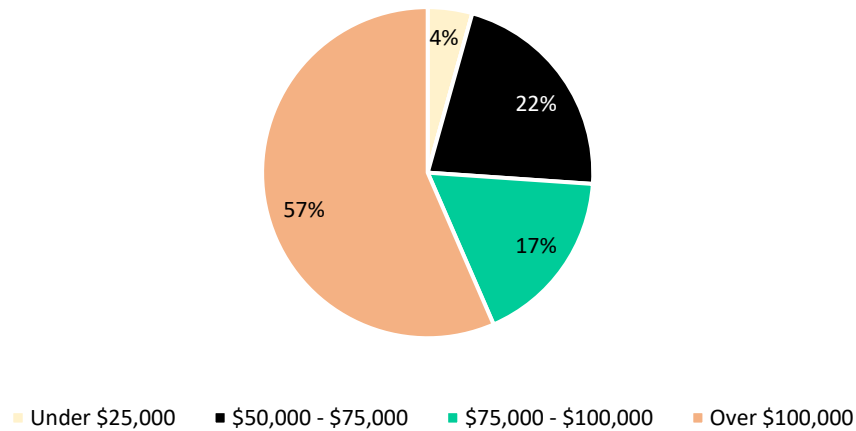
2. Level of Education



Analysis: 32% answered *Bachelor's Degree*, and the majority answered that they live in a *freestanding single-family house* for question 14.

3. Household Income

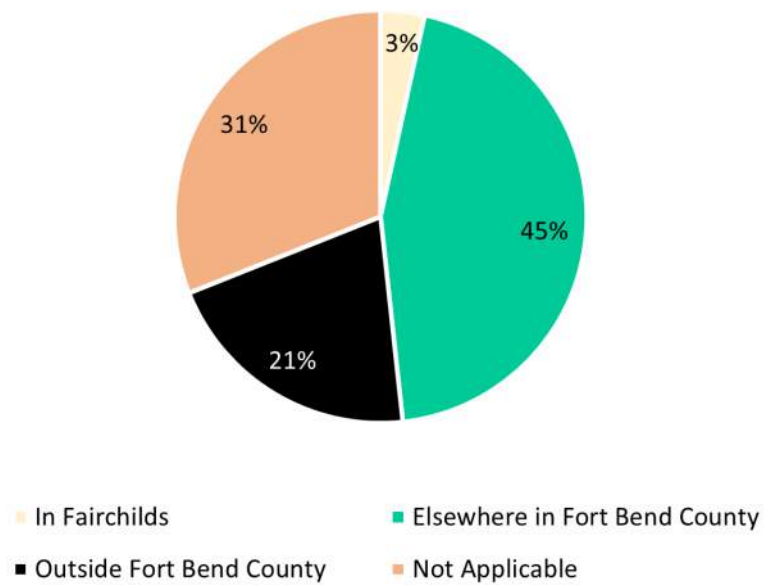
HOUSEHOLD INCOME



Analysis: 18% answered \$50,000-\$75,000 and 45% answered over \$100,000. The majority answered own home, and live in Fairchilds for question 13.

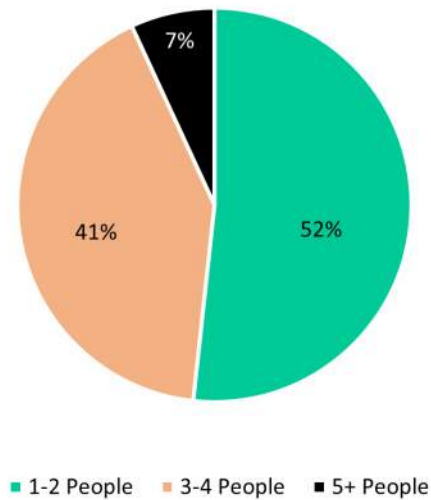
4. Where do you work?

LOCATION OF EMPLOYMENT



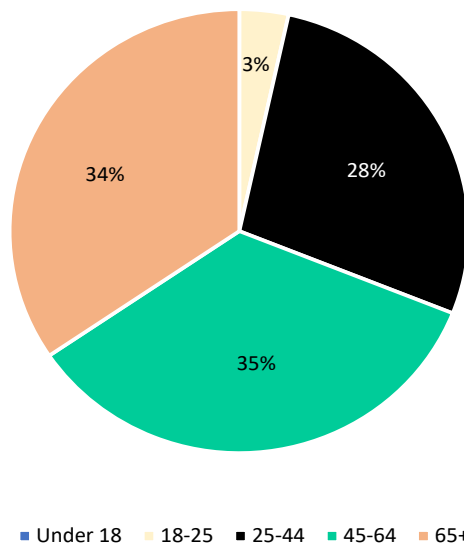
5. How many people live in your household?

HOUSEHOLD SIZE



6. Your age (select one)

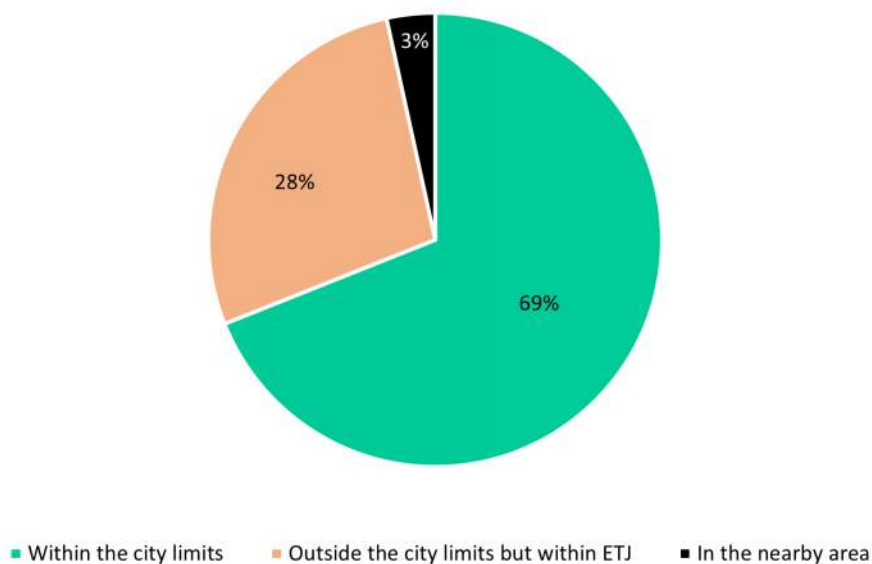
AGE



Analysis: 34% of respondents are between the ages of 45-64 and 65 and older. 27% responded between the ages of 25-44. This data can be a representation that Fairchilds is an aging community.

7. What part of Fairchilds do you live in? (select one)

LOCATION OF RESIDENCE



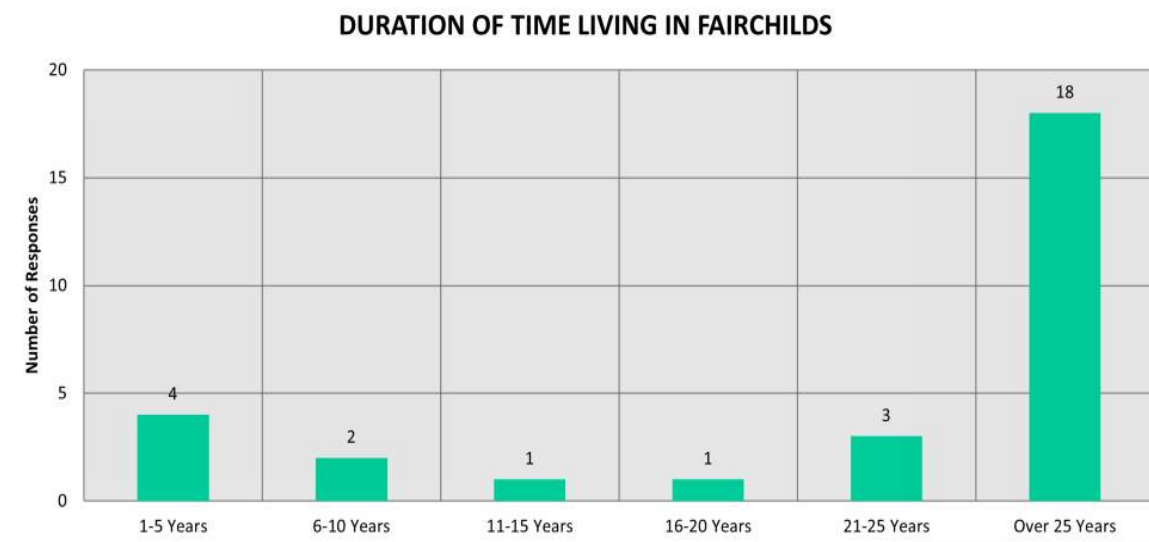
Analysis: 69% answered *within the city limits*. 27% live *outside the city limits but inside the extraterritorial jurisdiction (ETJ)*.

8. How would you describe the community culture in Fairchilds?

How would you describe the community culture in Fairchilds?
RESPONSES:
Agricultural
Not as rural as it used to be
Was rural but is growing into a suburb of Houston/Sugarland
Friendly
Outstanding
Rural
Friendly and Inviting
Love the way we are still a 'small town'....and LOVE the farmers. Fairchilds is a farmer and family friendly village
Quiet neighborhood with people that care about each other. Small enough for us to know each others names. We pay attention to our surroundings and ask neighbors if we see something out of the normal.
Farming and ranching. Most people with Ironwood Ln area are as myself born and raised here or have been here for decades
Small town USA - friendly
Overcrowded
Aside from Vacek Meadows, still a sense of being in the country
Laid back
Growing
Rapidly diversifying with increased crime
Anything goes
Friendly and neighborly
A big change with the large subdivision across from us, lots of traffic, lots of new people
Small town, rural farming community
High traffic area but generally slow, calm environment
Small town, close enough to town where Faichild doesn't need to expand
Safe and friendly
It used to be quiet, but not anymore. The traffic on Needville Fairchilds is getting to be a lot.
Safe
Fairchilds is friendly, hardworking, helpful to neighbors.

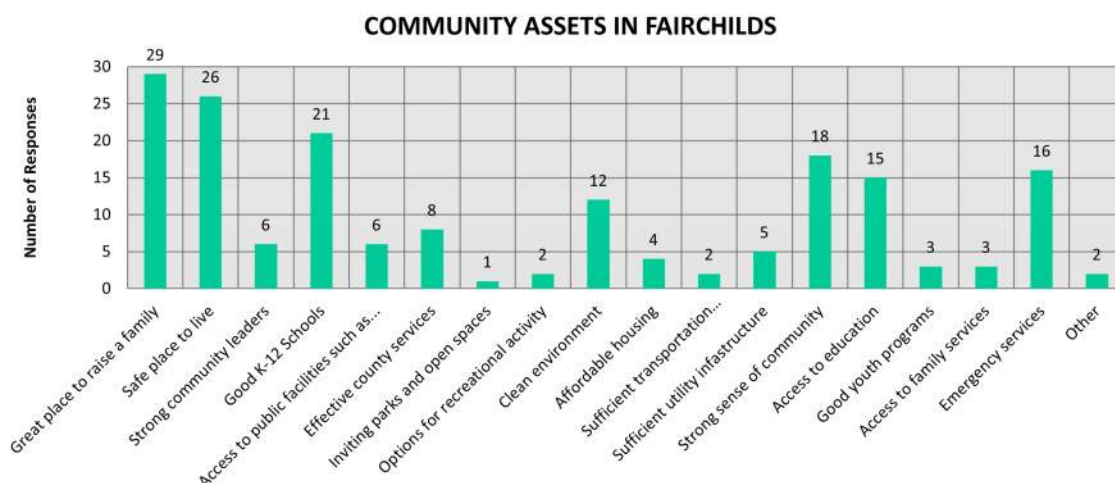


9. How long have you lived in Fairchids or the Fairchids area? (select one)



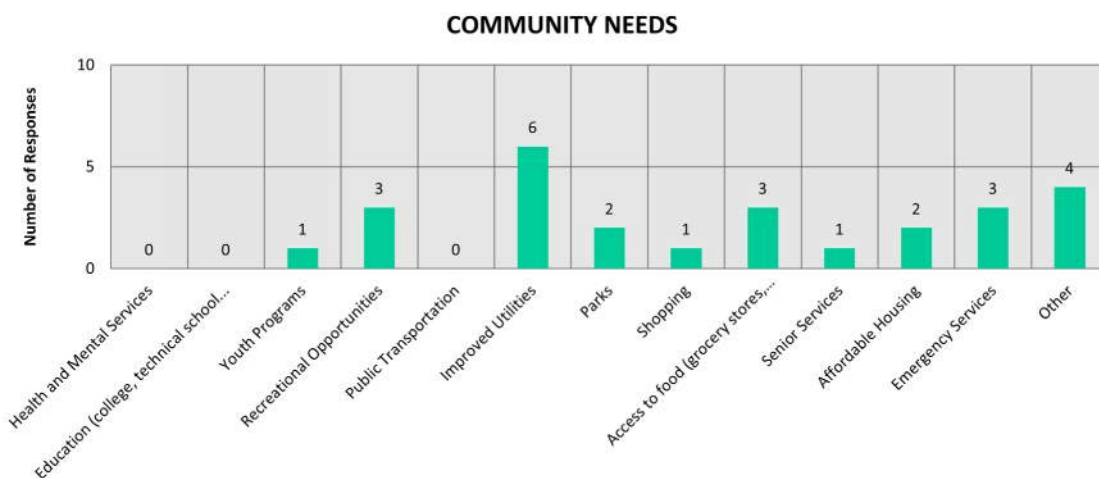
Analysis: Most of the respondents have lived in Fairchids for *over 25 years*.

10. Select all that apply. What are the community assets in Fairchild's?



Analysis: The top three community assets chosen by respondents include: *Great place to raise a family, safe place to live, and Good K-12 Schools.*

11. What are some of the community needs?



Analysis: The top three community needs selected by respondents include: *Improved utilities, access to food, and recreational opportunities.* Question 18 shows the types of recreational activities respondents enjoy including *Hunting, Fishing, Jogging and Walking* as the top choices.

12. If you would like to comment further about community assets or needs. Please explain here:

If you would like to comment further about community assets or needs. Please explain here:

RESPONSES:

Low income housing not desirable for this area

Need people to stop moving here

Roads in desperate need of repair

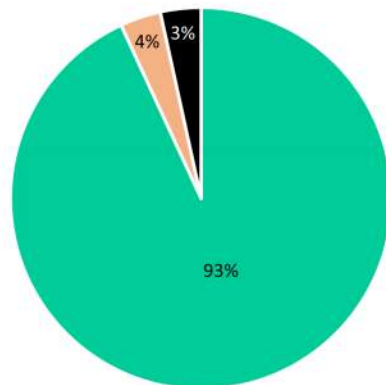
Improved internet and cellular services. Calls are spotty. Roads are terrible with potholes and uneven

Affordability has decreased as home values and taxes skyrocket year to year

I would need to consider the costs and benefits before making a recommendation. The people who live in Fairchilds and Fairchilds ETJ should have a more influential say.

13. Do you rent or own your home/land? (select one)

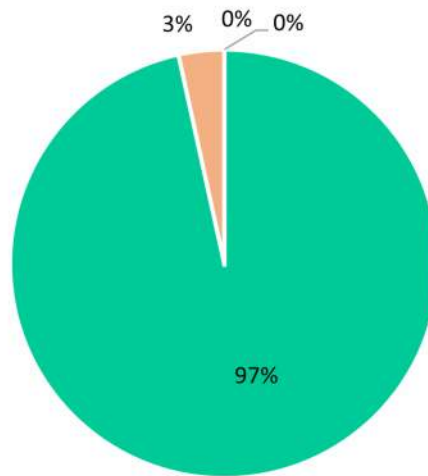
RENT VS. OWN



■ Own home, live in Fairchilds ■ Rent home, live in Fairchilds
■ Own property in Fairchilds, live elsewhere

14. What type of structure is your home? (select one)

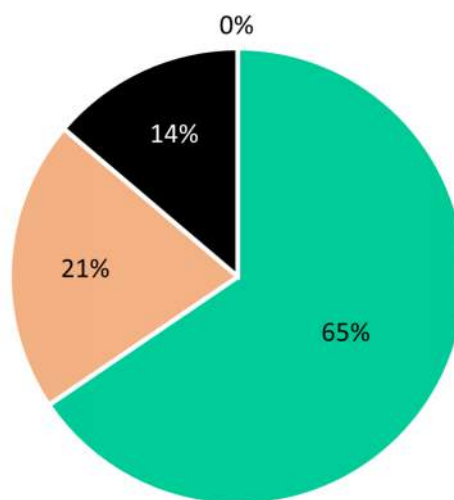
HOME STRUCTURE TYPE



- Freestanding single-family house
- Secondary structure (garage, apartment)
- House/ building with two or more dwelling units (duplex or fourplex)
- Manufactured home

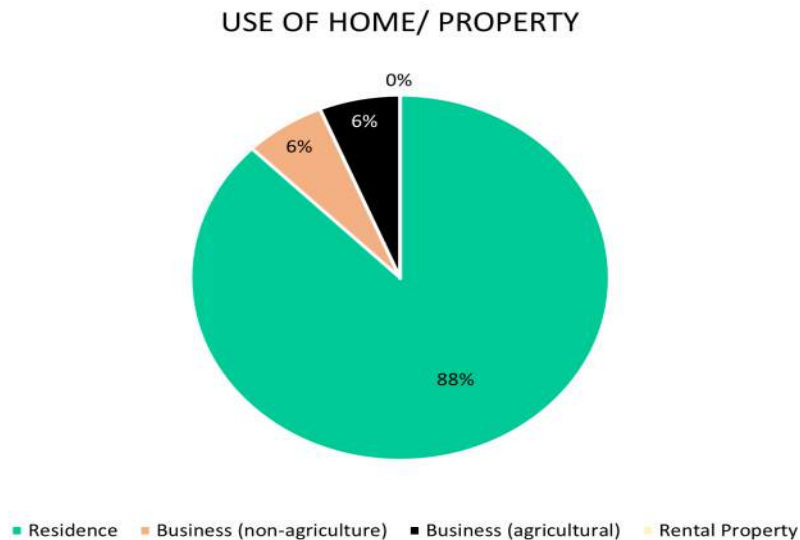
15. Where is your home? (select one)

HOME LOCATION



- Rural residential (acrage lot)
- Residential Subdivision
- Working farm
- Other

16. How do you use your home or property? (select all that apply)



17. How is the quality of your internet / cable service?

How is the quality of your internet / cable service?

RESPONSES:

Not great...consolidated has copper and says one day fiber optics to us while others on outskirts of fairchilds has fiber optics

do not have it

avg. copper wire, should be fiber optics already.

Good

Fair

Good but not all areas have internet access.

Good but some have no internet service.

ok

Terrible

good

Good

Sufficient but not great

Weak

None

Internet unavailable (no fiber, too many trees for decent satellite. Looking to try starlink though)

Terrible

Horrible

Great

Sporadic

Good

Needs Improvement

Terrible

Poor to fair

Decent

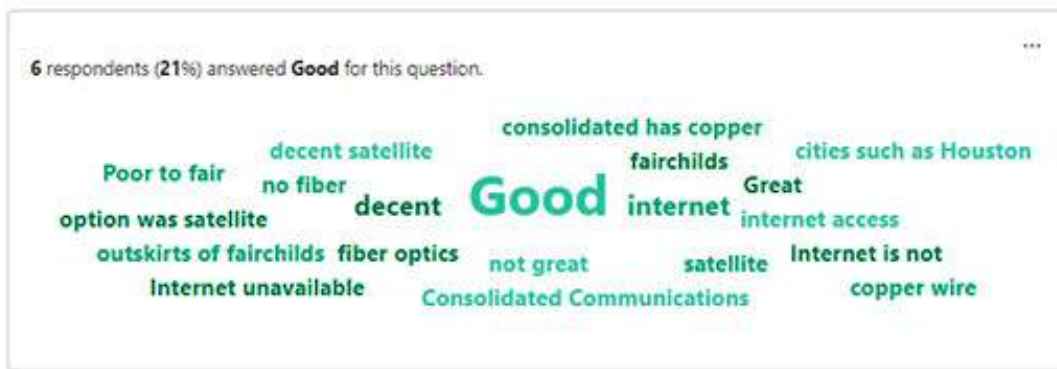
Terrible

Only option was satellite, until Tmobile offered a box for \$50 no unlimited. It works great!

Decent Rise Broadband

Not good - Consolidated Communications is not keeping up

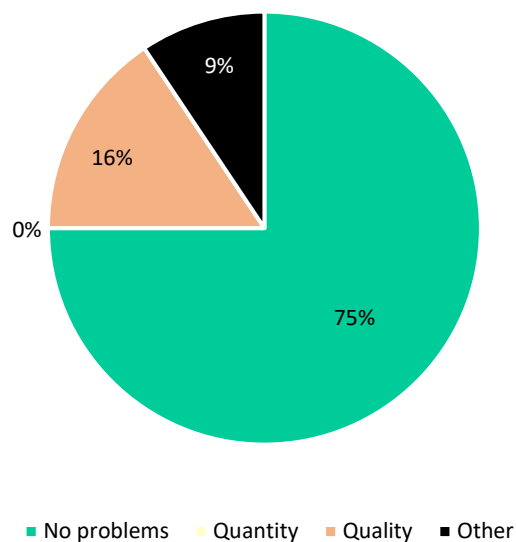
I own farm land in Fairchilds, but live in Houston. Internet not optimal compared to major cities such as Houston.



Analysis: 27% of respondents answered that the *internet service could be improved*. 21% responded that *service was good*. It would be interesting to evaluate where the respondents lived and if the responses correlate to location.

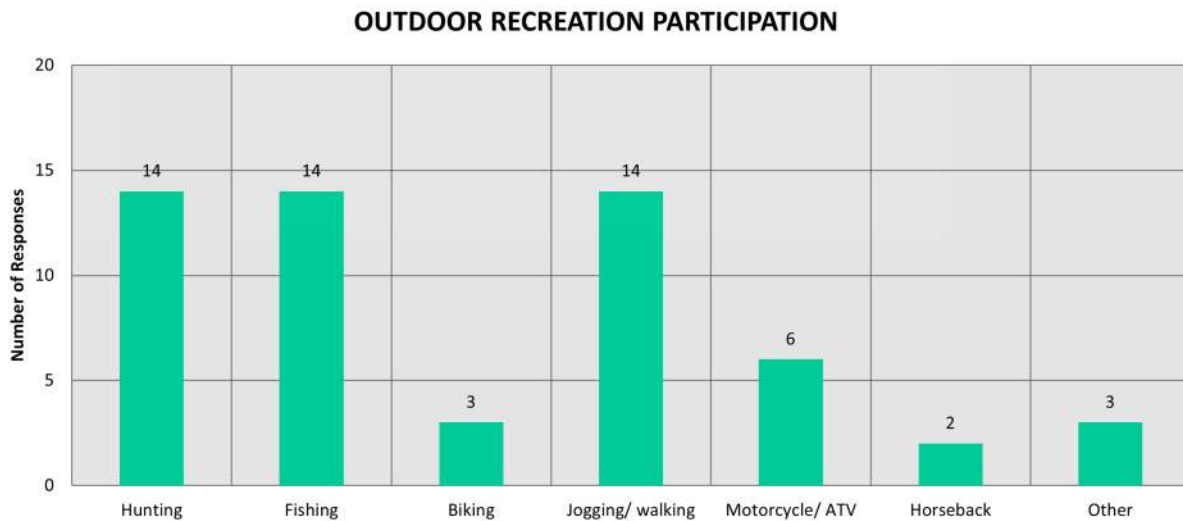
17. Do you have any problems with your private drinking water well or septic system? (select all that apply)

PROBLEMS WITH PRIVATE DRINKING WATER, WELL, OR SEPTIC SYSTEM



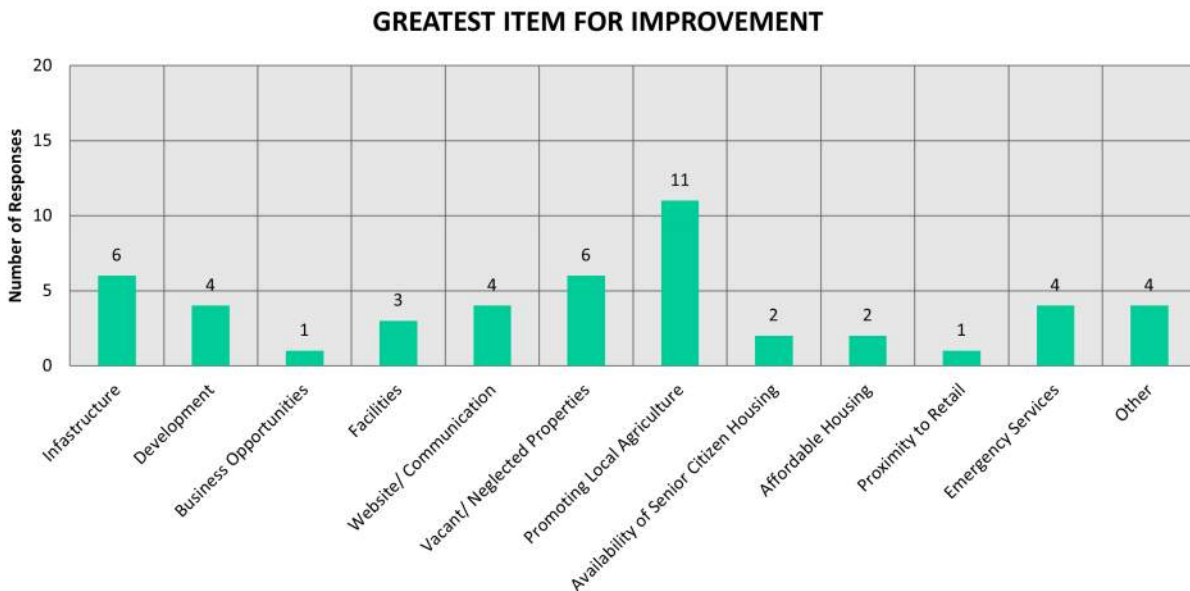
Analysis: 75% responded that there were *no problems with their private drinking water, well, or septic system*. 16% reported problems with the *quality* of these utilities, primarily water quality could be improved, however overall a positive response.

18. Do you participate in outdoor recreation? (select all that apply)



Analysis: Majority of respondents responded to *Hunting, Fishing, and Jogging/Walking*.

19. Greatest item for improvement in Fairchilds?

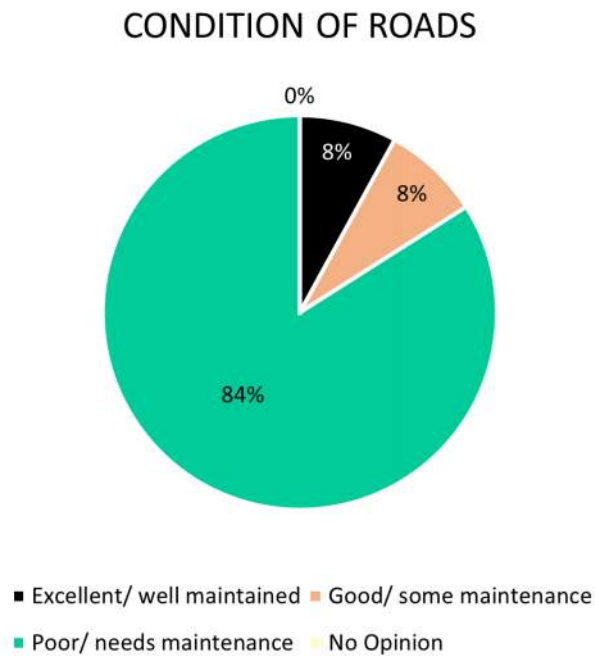


Analysis: The top three selections were *Promoting Local Agriculture, Infrastructure, and Vacant/ Neglected Property*.

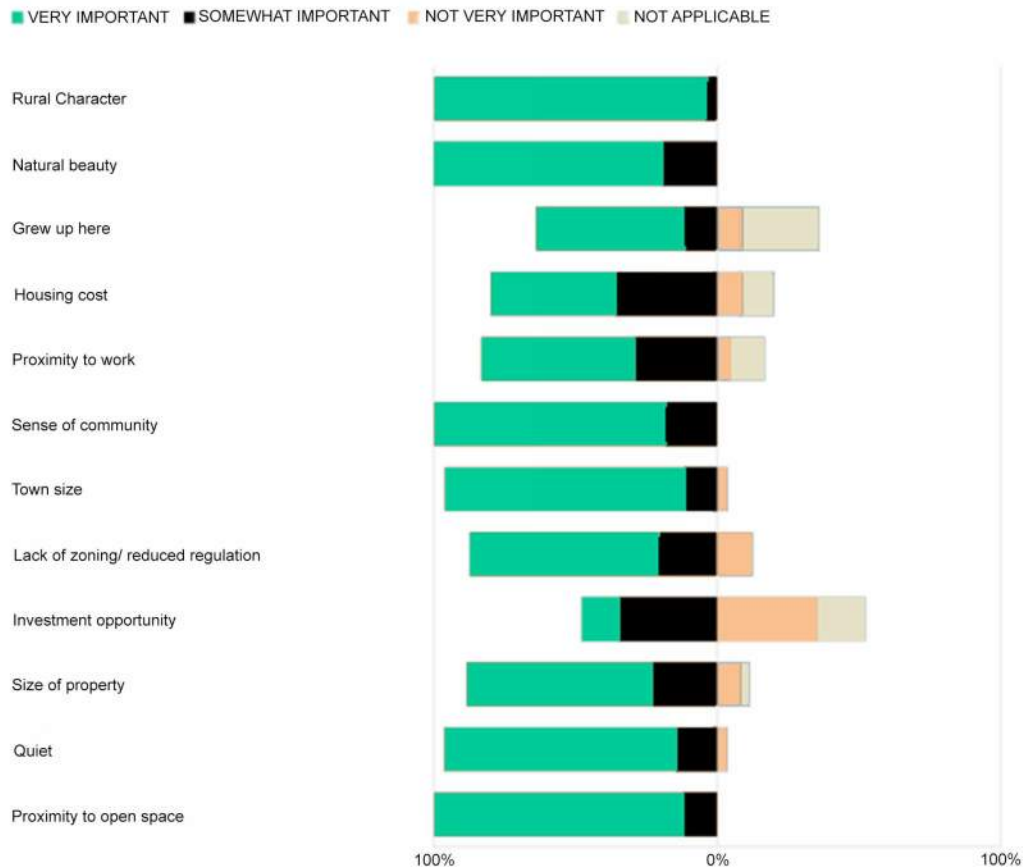
21. How would you rate the quality of life in Fairchilds?



22. How would you rate the general condition of the local roads in Fairchilds?



23. Please check a box for each reason why you chose to live in Fairchilds or the Fairchilds area and what you value about it.

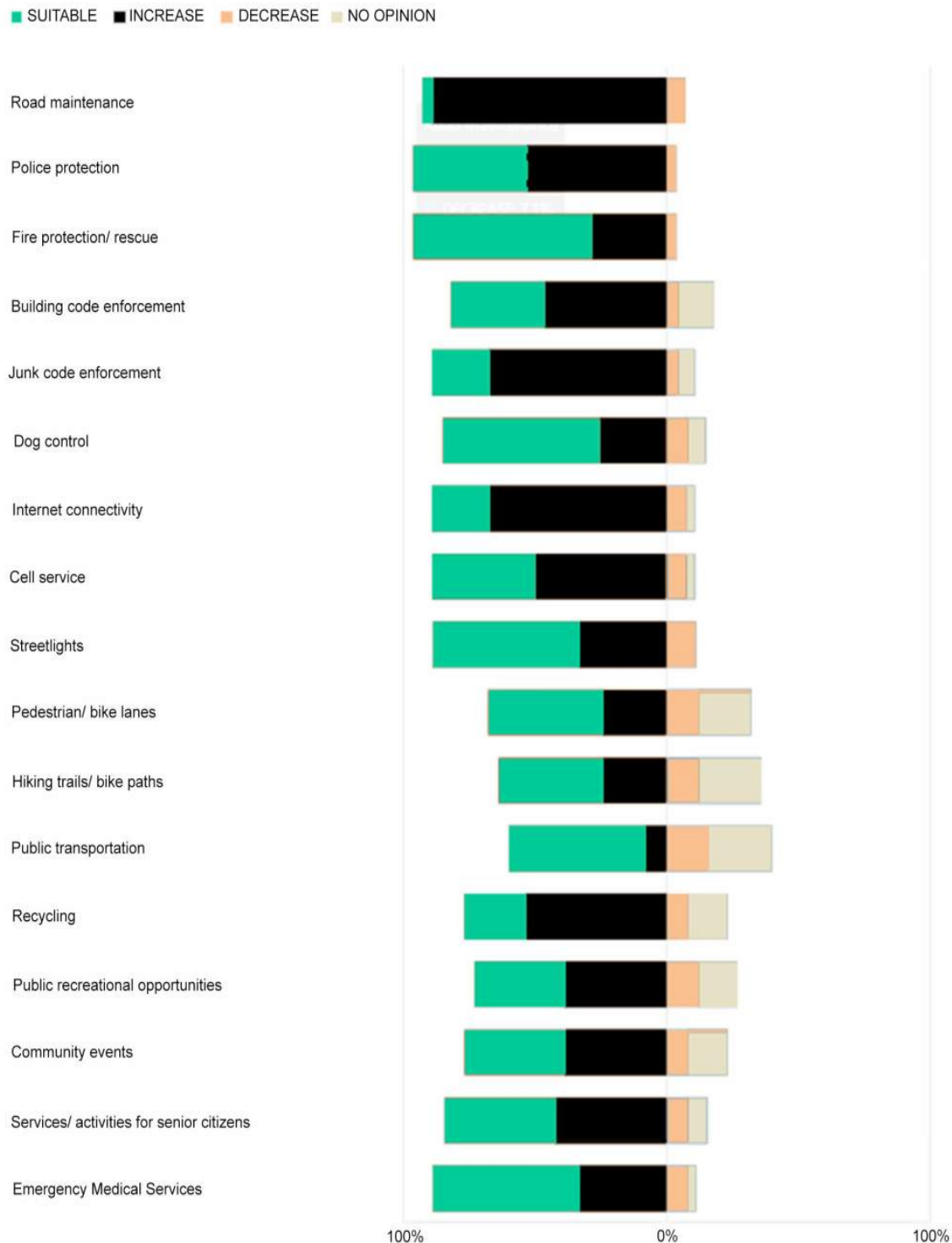


Analysis: The top three responses included *Rural Character*, *Proximity to Open Space*, and *Town Size* as the most important reasons respondents choose to live in Fairchilds.

24. Please list additional reasons why you choose to live in Fairchilds not listed in the previous question.

	<i>Please list additional reasons why you chose to live in Fairchilds?</i>
RESPONSES:	
	Like being in a rural area. There is so much housing, roads are busier and the more people move around the more I want to move further away.
	It was a small quaint quiet and agricultural town.
	Quiet neighborhood
	Less crime
	My parents lived here after WWII; always loved Fairchilds and the people here they remembered
	Close to children
	Inherited land
	Enjoyed country living yet close enough to surrounding towns.
	Farming community
	small town bu close enough to the city. Do not bring the city out to the country.
	inherited the land
	Family
	Built on family farmland.
	My opinions are that all of these items are important. However those with short term time horizons can easily harrow those who are long term. I would be happy to live there if my land were owned by me rather than a limited partnership

25. For each of the public services below, please indicate whether you think the level of service is appropriate, should be increased, or should be decreased.



Analysis: Majority of respondents voted for road maintenance, junk code enforcement, and recycling as public services that should receive more attention/increase service. Street lighting, fire protection, and public transportation services were voted as suitable.

26. Please list additional services or comments about the previous question.

Please list additional services or comments about the previous question. (optional)

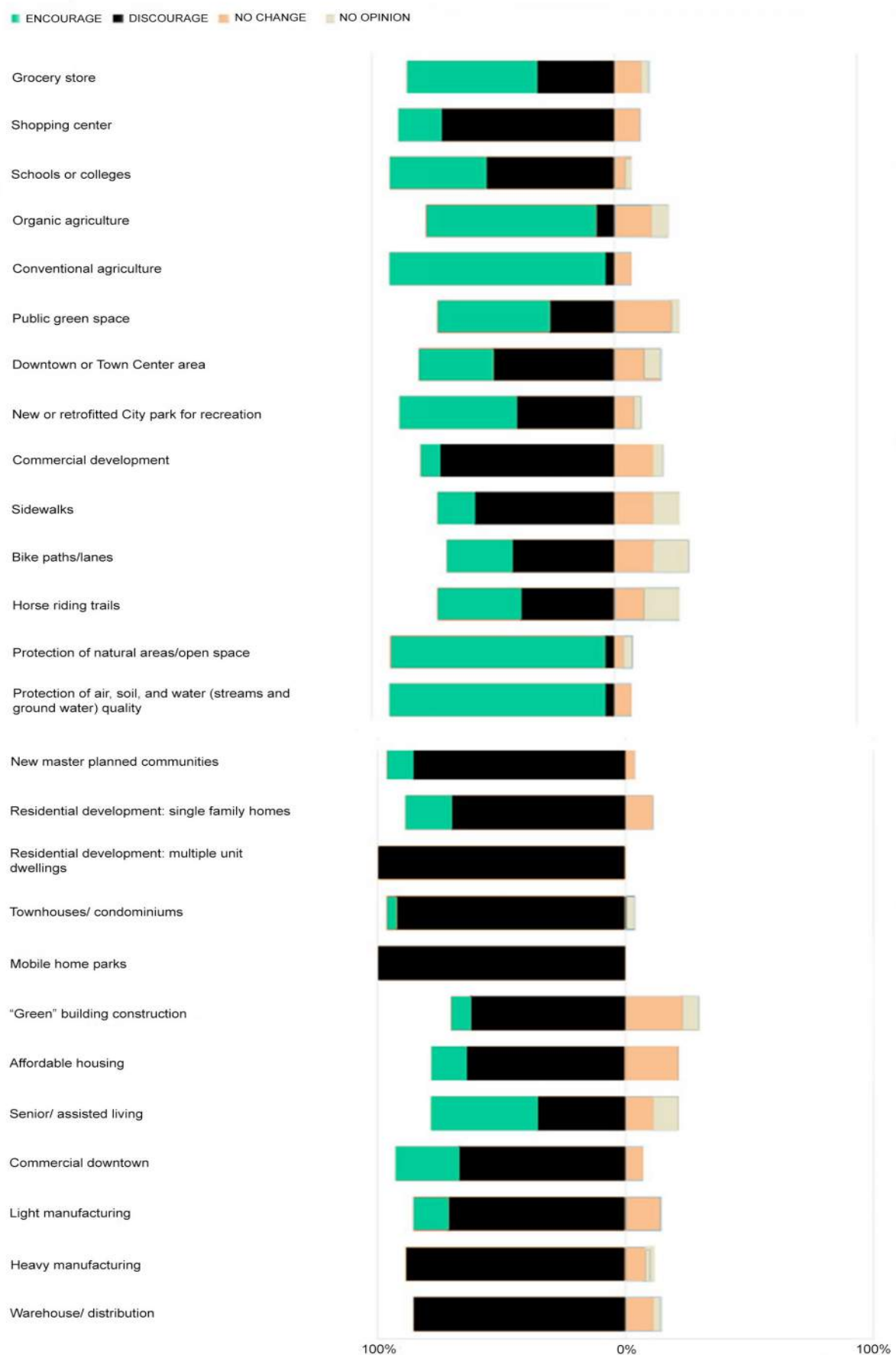
RESPONSES:

We are hearing more and more sirens around here so more things happening, too many speeders right through the village too.

The state needs to maintain the mowing better on FM 361.

These items should be based on future usage rather than my personal opinion as a landowner.

27. Would you encourage or discourage the following land uses in Fairchild's?



Analysis: Majority of respondents would encourage the protection of air, soil, and water, natural areas and open space, and conventional agricultural land uses. Respondents discourage shopping centers, commercial development and sidewalks. The discouragement of shopping centers conflicts with a similar question from the visual preference survey results when asked about the types of businesses residents would like to see in Fairchilds. Retail shops, restaurants, and a medical clinic were the top choices for that question. The reason for selecting 'discouragement' in this question may have to do with the development style of shopping centers. Strip malls are typically an undesirable land use, however when designed appropriately, shopping centers can be an asset to the community.

28. Please list additional comments about the previous question.

Please list additional reasons about the previous question.

RESPONSES:

We want fairchilds rural. It's why incorporated in the first place. Encourage farming as most are getting sold which is not good.

Important to keep our clean air, open area feel.

Keep it quiet and simple. If I want to live in a suburb I'd move to a suburb.

Post Office

Encourage residential homes to be built on acreage (2 or more acres).

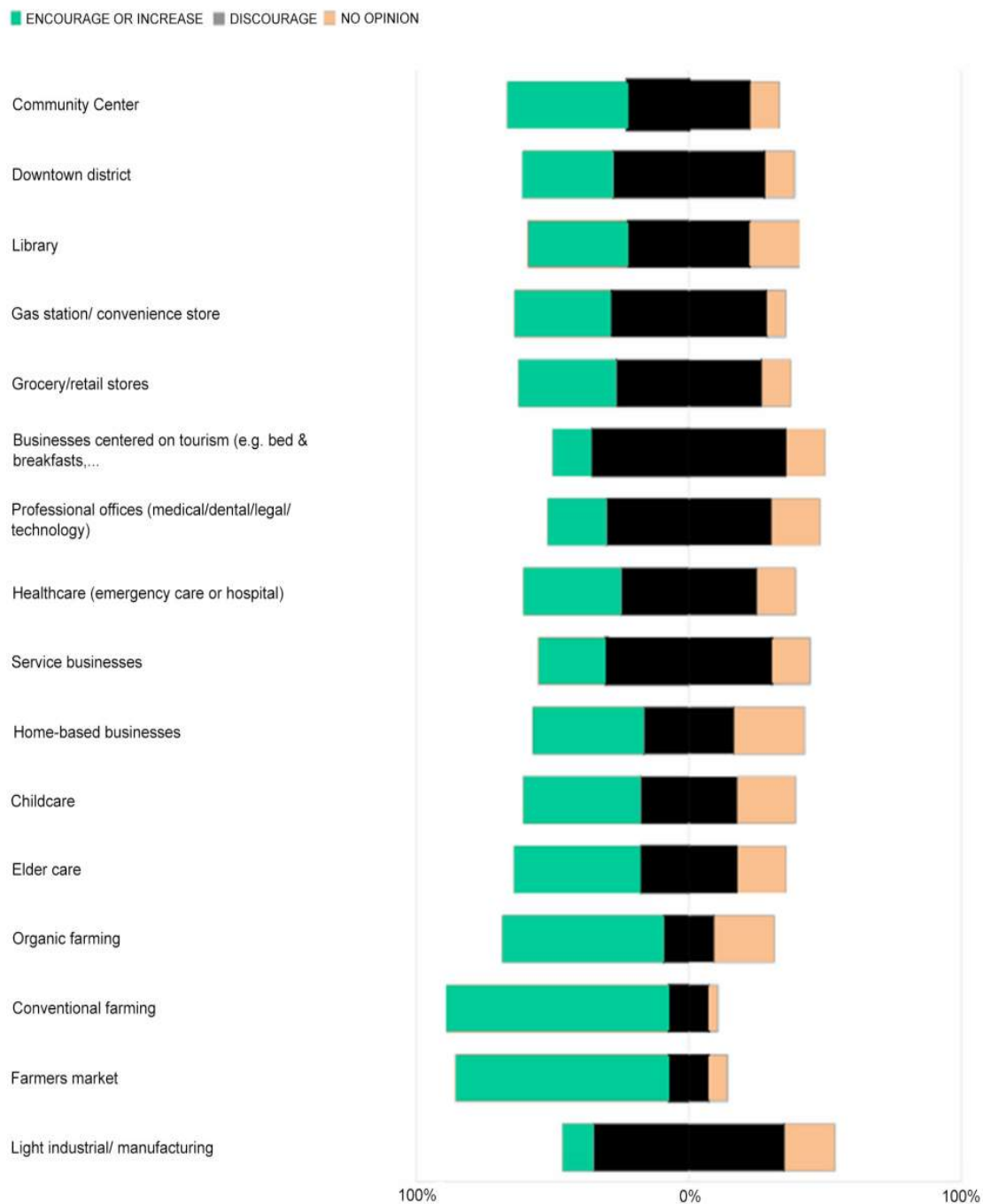
Preservation of farming land is priority.

I appreciate improvements, but am sometimes dumbstruck at the self interest associated in some land uses. I encourage you to seek transparency + ESG principles. Apply your high standards now rather than applying loose standards now at the expense of future generations.

1 respondents (14%) answered farming land for this question.

suburb
sometetimes dumbstruck
self interest farming land
transparency loose standards
future generations
ESG principles fairchilds rural
land uses
clean air
high standards open area
residential homes
Post Office

29. What type of business/municipal development would you like to encourage or avoid in Fairchild?



Analysis: Respondents encourage conventional farming, a farmer's market, and a community center. Respondents discourage businesses centered around tourism, light industrial/ manufacturing, and professional offices, however professional offices were encouraged on a similar question on the visual preference survey. This could be a result of survey bias due to respondents not understanding the question or possibly different respondents from the online survey and the in person visual preference survey which generated different results.

30. Please list additional comments about the previous question (optional).

Please list additional reasons about the previous question.

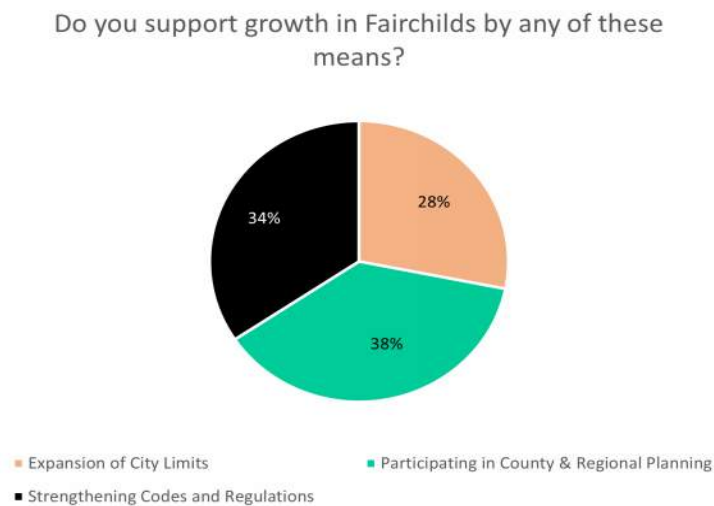
RESPONSES:

Don't mind growth that will help, just no more housing and nothing that will polute our air.

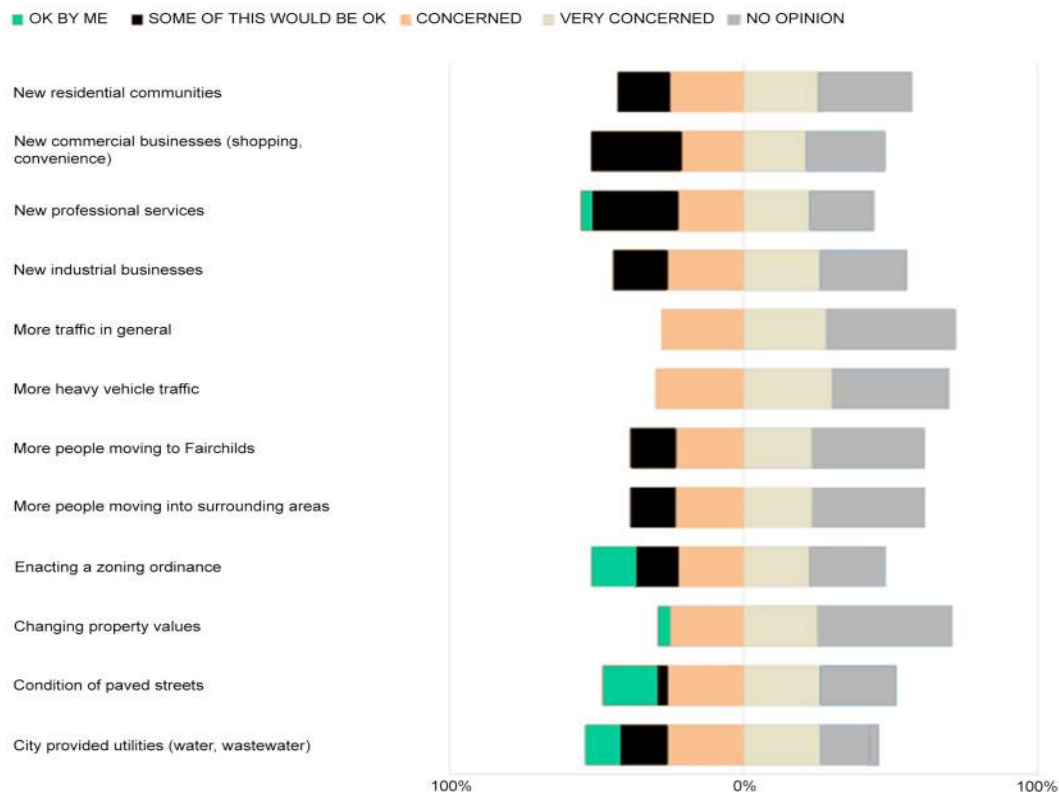
Just want it kept rural. Not a busy city. There are enough of those.

Your neighbors in houston would have to spend and have spent many many times what you have spent to encourage the items above

31. Do you support growth in Fairchild's by any of these means?



32. What concerns do you have about the future of Fairchild's?



33. Please list additional comments about the previous question

Please list additional reasons about the previous question.

RESPONSES:

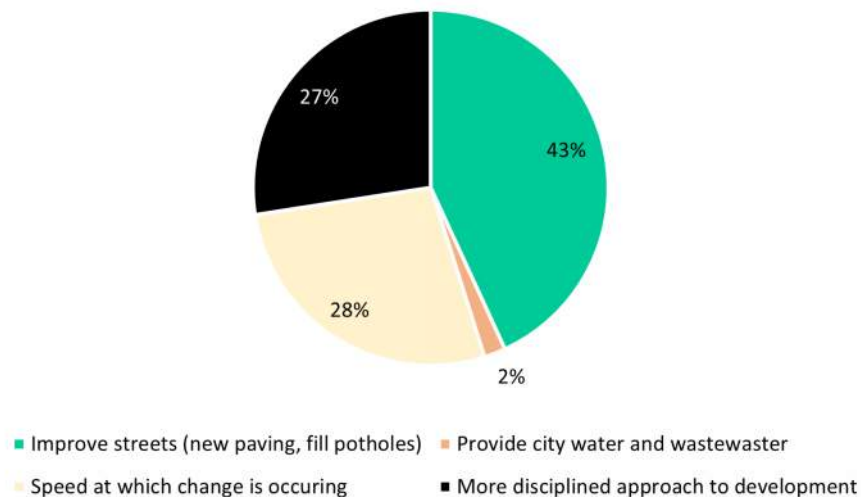
Things are getting expensive, would hate to have to pay for city utilities.

Post office

We all must keep the little green line above the little red line. If I were you I would publish my budget and allow no monopolies on any item above. I would warn that the highest choice today is unlikely to be the highest choice in 30 years. I would look at comparable conditions industry by industry and then employment "best practices" despite the normal grumbling.

34. What would you change in Fairchild's?

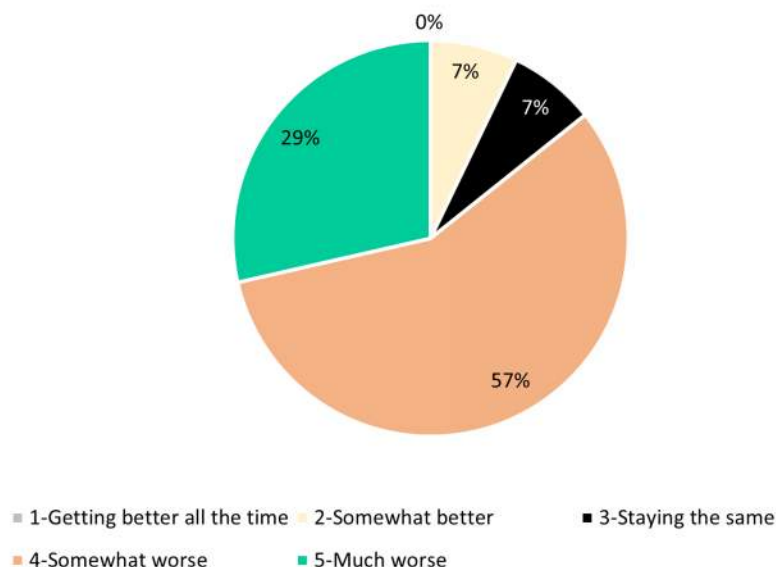
WHAT WOULD YOU CHANGE IN FAIRCHILDS



Analysis: Improving streets and infrastructure is a common theme for improvement throughout this survey.

35. On a scale of 1-5, do you believe Fairchilds is changing for the better or worse?

ON A SCALE OF 1-5, DO YOU BELIEVE FAIRCHILDS IS CHANGING FOR BETTER OR WORSE?



36. If there is anything else you would like the Planning Consultant or Board of Alderman to know or consider, please elaborate below.

RESPONSES:

We wanted to remain more rural agricultural but all the housing and people moving in around us is making this feel less like we live in the country and bringing their city issues with them. More speeding, noise, etc. We need a noise ordinance that after 10 no loud music and such. People used to be respectful out here but that is changing with every new person moving. Hate the dump down the road especially days we can smell it. Wish all the housing nearby didn't happen. With covering the land with all the housing, rain will have no place to go so street flooding will happen.

Keep us small town. There are plenty other things nearby but we could use a post office here and a church.

We do not need to grow into a city. Everything is fine as it is.

Quality builders. Homes on larger lots.

Fairchilds is a wildlife (raptors and other birds) heavy area. Too much more destruction of fields will decimate our wildlife and our drainage.

No low income housing. Patrol traffic violators on Janda Rd.

Vacek Meadows subdivision has not been well for the area.

Acreage lot development (if any) should be the goal.

Please keep our small town/community small and keep those "small town" values. I would like for my children to continue to grow up in a rural community. I understand growth is inevitable and if/when it does come this way please regulate/put restrictions on what businesses and type of homes are allowed. However before any more growth is allowed in this area, the roads in the area need to be improved. They are awful and more cars on the road will just make it worse.

Moved here to be in the country and want to keep it the country!!!!

Need to get a handle on how this expansive growth is occurring to make sure it does not have a negative effect on our community.

Over the past 50 years, Fairchilds has side stepped much of harm and cement towards flooding because of the self interest of some characters, you need to side step many of the mistakes of the towns and cities where it is too late to prevent worsening flooding and other problems.

3.3 SWOT Analysis

A SWOT (strengths, weaknesses, opportunities, threats) analysis is a valuable framework used to evaluate a community. It aids in prioritizing goals and objectives in the strategic planning process. The elements discovered in each category, shown in figure 9, were formulated from feedback collected from public meetings, research, and the online community survey. This SWOT Analysis is intended to serve as a guide for future decision making and provide a clear vision and understanding of the needs of the community. Utilizing this analysis, it becomes possible to formulate strategies that lead to more successful outcomes in planning efforts.

The strength component describes what the community excels at and what positively separates them from similar communities. For example, a proficient school district is a highly sought after reason to move to an area.

The weakness component pertains to areas in which the community needs improvement or factors that prevent the community from operating at an optimal level. For instance, a lack of shopping opportunities will force residents to travel to other towns to find what they need, resulting in the community missing out on potential local sales tax revenue.

The opportunities component refers to external factors that could give the community a competitive advantage. For example, the community survey indicated a high percentage of retirees living in Fairchilds, as well as an older demographic population. Providing more senior services would be an opportunity for Fairchilds to capitalize on, given the significant proportion of the demographic that would benefit from such services.

The threats component refers to factors that have the potential to harm the community. For example, the community is currently experiencing an increase in vehicular traffic due to surrounding areas experiencing significant residential growth. Leaving this issue unaddressed could potentially have adverse repercussions, such as an unfavorable living environment, noise, and air pollution. Ultimately, this could prompt people to seek alternative places to live and raise their families.

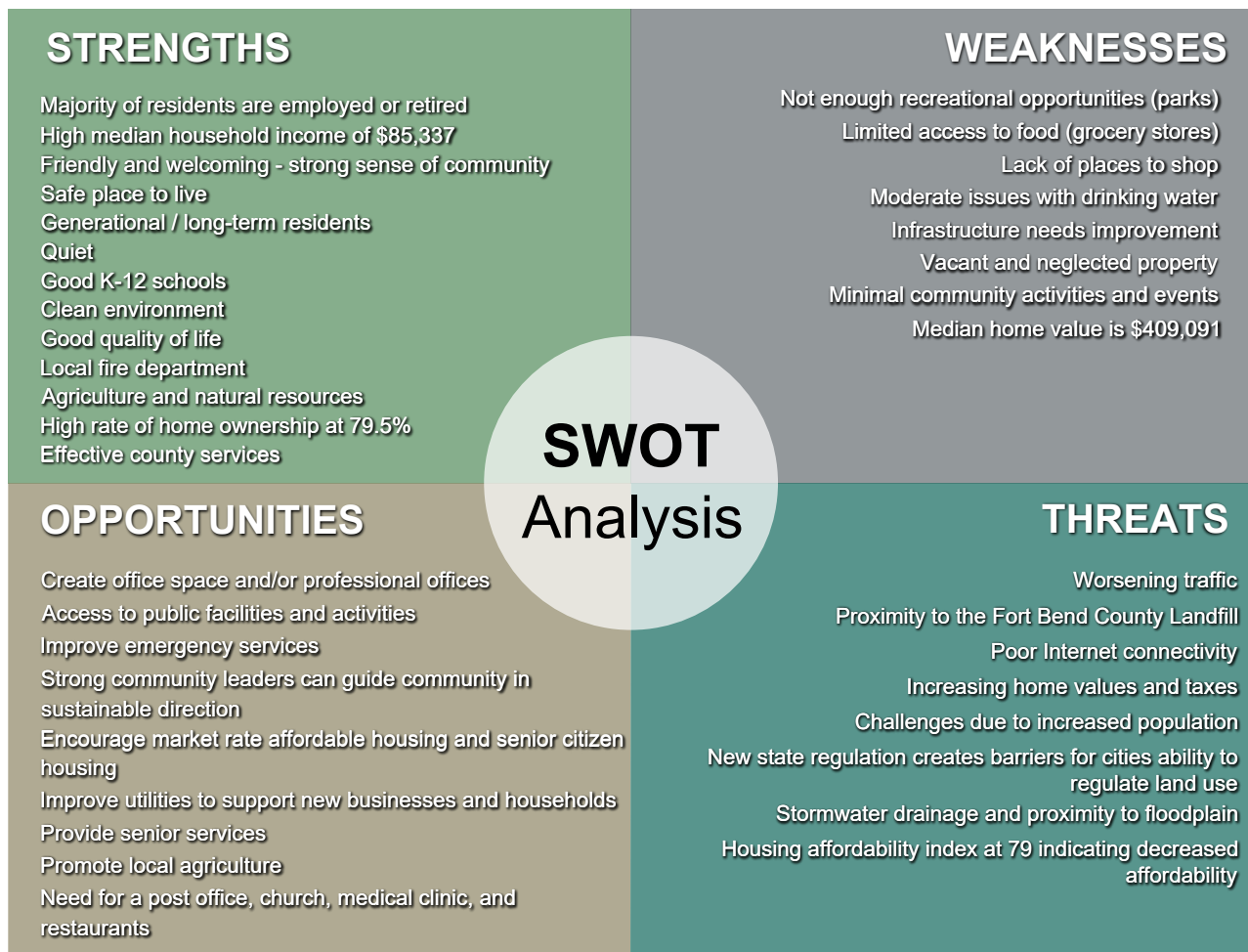


Figure 9: SWOT Analysis Diagram
Prepared by: EHRA Engineering

3.4 Vision for Fairchilds

A vision statement is an inspiring declaration of what a community sees for its future. As time moves forward, a community should reevaluate their vision every five to ten years to make sure it is still relevant to the community's goals. Below are a few vision statements that fit the future goals of the Village of Fairchilds generated from community feedback exercises.

- "To preserve the natural rural qualities of Fairchilds while embracing change."
- "A love of wide open spaces demands thoughtful consideration to new development that should compliment the community, not detract from it."
- "To maintain a harmonious community that preserves and enhances the good quality of life in Fairchilds, fosters strong family bonds, promotes a friendly atmosphere, supports sustainable agriculture, and ensures a safe environment for all."
- "Diligently work towards preserving the good quality of life by providing essential services, infrastructure, and resources that cater to the diverse and growing needs of our community."
- "By cultivating a family-oriented environment, individuals can flourish, relationships can thrive, and a sense of belonging can be fostered. Through open communication and collaboration, the Village of Fairchilds aims to create a friendly atmosphere that encourages unity, respect, and understanding among community members."
- "The Village of Fairchilds is committed to promoting and supporting sustainable agricultural practices, recognizing the importance of preserving our natural resources and ensuring food security for future generations."
- "Prioritize the safety and well-being of our community, implement proactive measures to create a secure environment where individuals can live, work, and play without fear. With thoughtfulness and dedication, the Village of Fairchilds will uphold these values and continuously improve the lives of those we serve."

3.5 Logo Discussion

The Village of Fairchilds currently does not have an official logo which could be used on official documents. The marketing team at EHRA drafted several options for the community to vote on. The color scheme was inspired by the colors currently present on the Village website, which include teal, beige, white, and black. Concepts included Fairchilds Hall, which was a historical landmark in the community. Figure 12 illustrates all the logo concepts, and Figure 11 is the voting results from the community meeting on July 20th during the visual preference survey exercise. Option 3A (10 votes), Option 2 (5 votes), and Option 4B (6 votes) were the top three winners. Option 3A received the most votes and a close up of the logo can be seen in Figure 10.

3A



Figure 10: Logo Winner
Produced by: EHRA Engineering

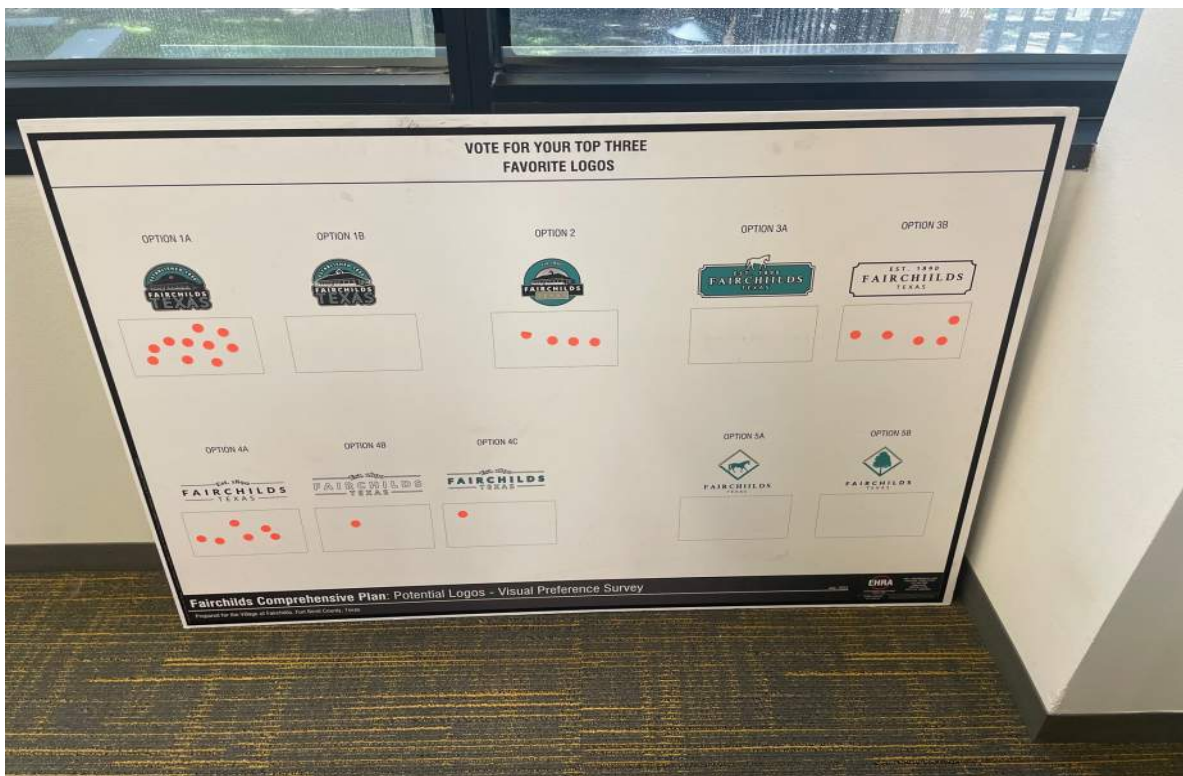


Figure 11: Visual Preference Survey Logo Design Poster
Photo courtesy of: EHRA Engineering

1



2



VARIATION A



VARIATION B



3A



4A



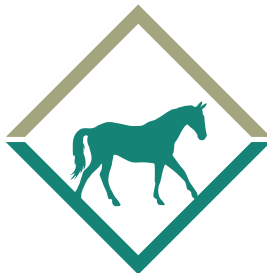
3B



4B



5A



5B



FAIRCHIILDS
TEXAS

FAIRCHILDS
TEXAS

Figure 12: Logo Concepts
Produced by: EHRA Engineering

3.6 Policy Framework

A policy framework turns community goals into tangible policies with action items that guide decision making towards the achievement of those goals. Ongoing maintenance and review of the policy framework is encouraged to ensure the community is staying on track with meeting its goals and vision. Policies were categorized by the following topics: Land Use, Environment, Infrastructure, Housing, and Community Facilities. The following framework was curated based on responses received from exercises, meetings, and surveys conducted with the community. The SWOT analysis helped to identify policy goals and guide future planning efforts for the Village of Fairchild.

3.6.1 Land Use

Policy 3.6.1.1: Manage unwanted land uses within Fairchild.

Action 3.6.1.1.1: Evaluate zoning as a solution to managing unwanted land uses including light and heavy manufacturing, warehouse distribution, mobile parks, multi-family dwelling units.

Action 3.6.1.1.2: Utilize Municode codification services.

Recommendations:

By evaluating potential ordinance improvements including adopting zoning, the Village would be able to protect itself from unwanted developments or secondary factors of poorly conceived projects while simultaneously allowing the types of quality developments that the community desires.

Municode is the industry leader in SmartCodes and Form-Based Codes. Municode can upload municipal documents and codes and manage account to ensure the most up to date regulations are readily available online.¹²

3.6.2 Environment

Policy 3.6.2.1: Preserve open space and rural character of community.

Action 3.6.2.1.1: Convert vacant and abandoned property into parks, open space, or wildlife preservation.

Action 3.6.2.1.2: Implement Transfer of Development Rights (TDR) Program.

Recommendations:

The Transfer of Development Rights (TDR) serves as a zoning strategy aimed at safeguarding land of significant conservation value, such as farmland, open space, or other natural and cultural resources. This approach redirects development from these areas to designated zones planned for growth and development.¹⁰ The process designates certain tracts of land as “sending areas,” where protection is prioritized under the TDR program. Simultaneously, the city identifies other tracts suitable for development, designating them as “receiving areas.”

Landowners in sending areas are financially compensated for choosing not to develop their land. Zoning regulations offer them the option to legally sell their development rights to another landowner or real estate developer, facilitating use at a different location. The land where development rights have been sold is permanently preserved through mechanisms such as a conservation easement or a restrictive covenant. In turn, the receiving area gains special uses and regulatory flexibility, often allowing for greater density.

The diagram in Figure 13 illustrates the TDR exchange process. Effectively implemented TDR programs result in mutually beneficial agreements. Landowners receive market-determined compensation for conserving their land, while developers profit by leveraging the regulatory flexibility in receiving areas. The public enjoys advantages such as land conservation, leading to reduced flooding and cleaner drinking water. Additionally, higher density in development areas can pave the way for affordable housing options.

However, challenges accompany the program. Locating suitable development land can be difficult, and affected landowners may oppose the development or restrict available land for redirection. The implementation of TDR programs may face obstacles, and some landowners may be unwilling to participate. Despite these downsides, TDR programs, when effectively employed, enable municipalities and preservation boards to leverage private capital for land conservation, utilizing limited resources for conservation efforts elsewhere.

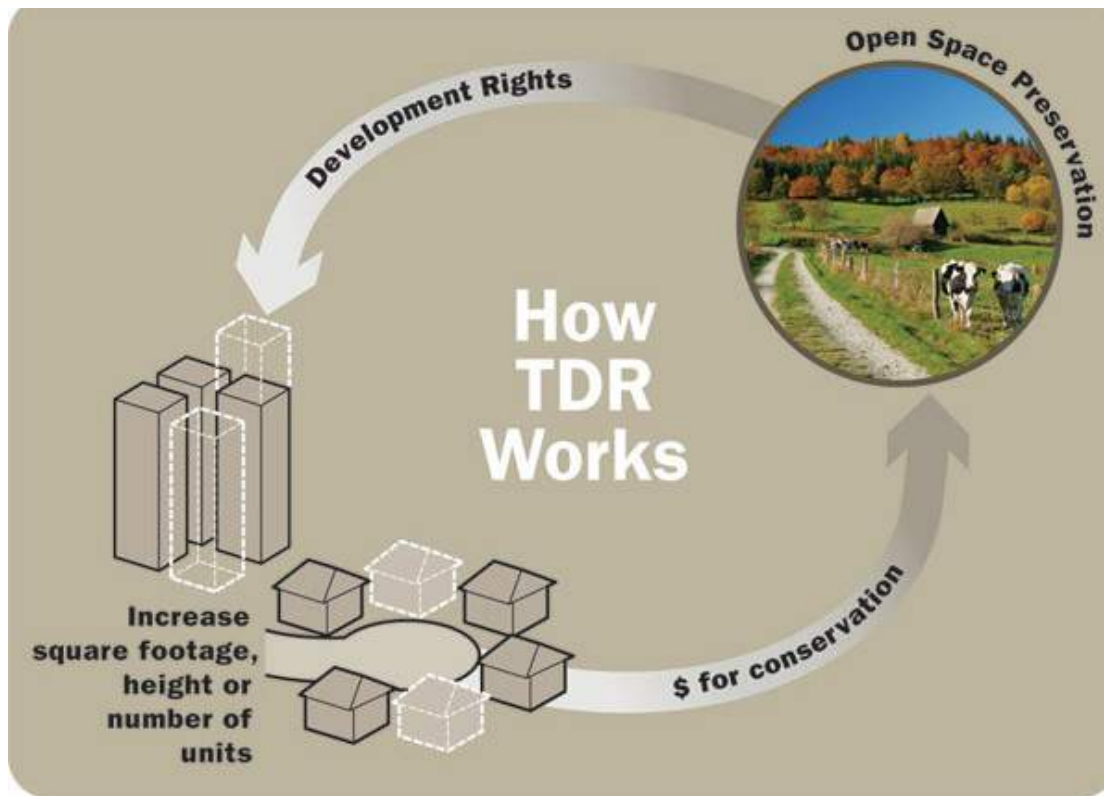


Figure 13: TDR Exchange
Source: kingcountry.gov¹¹

Action 3.6.2.1.3: Create a walking and equestrian trail network.

Recommendations:

Collaborating with developers to integrate interconnected trail systems, including both pedestrian and equestrian paths, presents a valuable opportunity to enhance community amenities. By strategically planning and designing these secondary transportation networks to link with each other, residents and visitors can enjoy a seamless outdoor experience while exploring the area's natural surroundings.

Incorporating amenities along these trails, such as rest areas, scenic viewpoints, picnic spots, and educational/informational signage, can further enrich the recreational opportunities available to the public. Additionally, providing access to facilities such as water stations and waste disposal units can enhance the convenience and sustainability of such trail networks.

Engaging with developers early in the planning and design phases allows for thoughtful integration of these trail systems into new developments, ensuring they complement the surrounding environment and align with the community's needs and preferences. Through collaborative efforts, Fairchilds can create vibrant and inclusive outdoor spaces that promote active lifestyles, connectivity, and appreciation for the natural environment.

Funding Options: Grants through the Texas Parks and Wildlife Department (TPWD)³³, Recreational Trails Program (RTP)³⁴, Partner: Texas Equestrian Trail Riders Association (TETRA)³⁵.

Policy 3.6.2.2: Mitigate flooding and drainage challenges.

Action 3.6.2.2.1: Conduct a drainage analysis study.

Recommendations:

A drainage analysis study is vital for understanding how to mitigate flooding and address drainage challenges. The Rural Water Assistance Fund (RWAF) is designed to aid small rural areas for low-cost financing of water and wastewater projects. The RWAF offers tax-exempt equivalent interest rate loans with long-term financing options. The pre-design funding option allows an eligible applicant to receive a loan commitment for preliminary engineering, environmental, economic, and social information. Funds for completing detailed planning, preparation of final plans and specifications, and construction are placed in escrow until needed. The Texas Water Development Board (TWDB) has organized six regional project implementation teams with Fort Bend County being situated in Region H of the Eastern area. RWAF Applications can be sent to the Texas Water Development Board.

Loan Process:



Source: Rural Water Assistance Fund¹⁶

The Texas Water Development Fund (DFund) is a state funded loan program. City municipalities are eligible to use loan funding for water supply projects, wastewater projects, and flood control projects. The pre-design funding option is available for most water supply, treatment, and wastewater projects and allows an eligible applicant to receive a loan commitment based on preliminary engineering, environmental, economic, and social information.

Funds for completing detailed planning, including environmental studies, are provided at closing, whereas funds for design, preparation of final plans and specifications, and construction are placed in escrow until needed. Financial assistance for flood control may include structural and nonstructural flood protection improvements including development of flood management plans. The first step to apply is to schedule a meeting with the Regional Project Implementation Team, Fort Bend County is part of the East Region, managed by Nancy Richards.¹⁷

Action 3.6.2.2.2: Pass development guidelines that meet low impact development (LID) standards.

Recommendations:

The Fairchilds community survey revealed that residents have concerns that increased development will lead to more flooding. Low Impact Design (LID) is a drainage solution to address these concerns. LID standards play a pivotal role in mitigating the challenges arising from increased development, such as the heightened risk of flooding. These techniques consist of permeable surfaces, green infrastructure, and water retention systems, which all work to diminish flood risk. This approach aligns with the principles of smart growth, ensuring that integrated LID solutions reduce environmental impact and the risk of flooding while allowing for new development. LID guidelines from Fort Bend County and surrounding counties can be used as a template for new LID standards.

Policy 3.6.2.3: Protect air, soil, and water (streams and groundwater quality).

Action 3.6.2.3.1: Pass land use controls, regulations, and permits to protect air, soil, and water quality and availability.

Recommendations:

The Drinking Water State Revolving Fund (DWSRF) is a financial assistance program to help water systems and states to achieve the health protection objectives of the Safe Drinking Water Act (SWDA).¹⁸

The Clean Water State Revolving Fund (CWSRF) is a financial assistance program for a wide range of water infrastructure projects. States have the flexibility to fund a range of projects that address their highest priority water quality needs. Using a combination of federal and state funds, state CWSRF programs provide loans to eligible recipients to:

- Construct municipal wastewater facilities,
- Control nonpoint sources of pollution,
- Build decentralized wastewater treatment systems,
- Create green infrastructure projects,
- Protect estuaries, and
- Fund other water quality projects.¹⁹

The 319 Grant Program for States and Territories addresses the need for greater federal leadership to help focus state and local nonpoint source efforts. Under Section 319, states, territories and tribes receive grant money that supports a wide variety of activities including technical assistance, financial assistance, education, training, technology transfer, demonstration projects and monitoring to assess the success of specific nonpoint source implementation projects.²⁰

Action 3.6.2.3.2: Partner with the Fort Bend County Landfill to work towards solutions to curb odor and fires.

Action 3.6.2.3.3: Pass regulations in regards to solar panel businesses to make sure they are following protocol when installing farms to meet safety standards.

Recommendations:

Solar farms are growing in popularity, however, can pose some environmental concerns to the local community. Solar farms can generate excessive heat radiating from the collection of panels which can cause fires in dry areas. Solar Panel Businesses should have safety protocols in place such as adequate access for fire trucks and personnel to access property. occasional irrigation can reduce conditions that allow fires to easily ignite and spread.

3.6.3 Infrastructure

Policy 3.6.3.1: Improve roadway and traffic conditions.

Action 3.6.3.1.1: Follow the recommendations under the thoroughfare plan on page 88.

Action 3.6.3.1.2: Follow the recommendations under the intersection improvement plan on starting on page 94.

Action 3.6.3.1.3: Repair current streets and construct safer streets for all ages and abilities.

Recommendations:

Funding sources include: Rural Surface Transportation Grant Program, Rural Opportunities to Use Transportation for Economic Success (ROUTES), Surface Transportation Block Grant Program, Strengthening Mobility and Revolutionizing Transportation (SMART) Grant Program, Rebuilding America's Infrastructure with Sustainability and Equity (RAISE)¹⁴

The Bipartisan Infrastructure Law includes new and expanded programs that will benefit rural communities and support the transportation system. The Rural Surface Transportation Grant Program will provide funding opportunities to improve transportation infrastructure in rural areas. Applications for this program open from March to May¹⁴

ROUTES will provide technical assistance to rural communities to meet transportation infrastructure needs.¹⁴

Surface Transportation Block Grant Program supports rural communities in preserving and improving their highways, bridges, bike and pedestrian infrastructure, and transit capital projects.¹⁴

Strengthening Mobility and Revolutionizing Transportation (SMART) Grant Program will provide funding to projects that improve transportation safety and efficiency.¹⁴

Rebuilding America's Infrastructure with Sustainability and Equity (RAISE) is a grant program that provides funding to support surface transportation projects. Applications should be submitted by April.¹⁴

Action 4.6.3.1.4: Create a transportation strategy to create access to employment and education.

Case Study – Hollandale, Mississippi

Hollandale, Mississippi, a small city in Washington County, situated approximately 93 miles northwest of Jackson, reported a population of 2,323 in the 2020 US Census. Similar to Fairchilds, Hollandale faced challenges associated with its status as a small rural town, including limited access to healthcare, educational institutions, job opportunities, and essential shopping. In response to these challenges, Hollandale collaborated with neighboring communities, Elizabeth and Glen Allen, to establish a transportation system connecting residents to vital services and opportunities.

Case Study Continued – Hollandale, Mississippi

The collaborative effort involved securing a Kellogg Foundation Planning Grant, enabling the creation of a comprehensive long-term transportation strategy. Hega Rural Transportation (HEGA), the transportation entity formed by the three communities, initially received a \$10,000 planning grant in 1999. Subsequently, with the assistance of the U.S. Small Business Administration and Delta State University, HEGA developed a business plan. The Kellogg Foundation awarded HEGA a \$100,000 grant in 2000, used to purchase two 15-passenger vans and hire two full-time drivers. Additional funding came from the Mississippi Department of Transportation and the Mississippi Rural Development Group.¹⁴

An academic study evaluating the economic and social impacts of the transportation network provided valuable data for future fundraising efforts. Over the next four years, Hollandale secured more than \$500,000 in grants, enabling the purchase of additional buses and vans. In 2004, HEGA successfully transported approximately 1,000 residents to jobs, 6,000 residents to educational institutions, and 2,000 residents to medical facilities, effectively reducing barriers to education and employment opportunities.¹⁴

Hollandale, Mississippi

	Hollandale
Population (2000)	3,190
Municipal budget (2005)	\$650,000 ¹¹
Per capita income (2000)	\$9,200
Median household income (2000)	\$20,100
Poverty rate (2000)	39%
Minority population (2000)	84%
Proximity to urban center	106 miles to Jackson, Miss.
Proximity to interstate highway	68 miles
Strategic approach	Transportation
Time frame	1998–2004

Source: homegrowntools.unc.edu^{13,14}

This case study highlights the significance of regional collaboration in addressing complex issues. Drawing from this example, Fairchilds can explore a similar approach by partnering with neighboring towns like Needville and Pleak, which likely share comparable challenges in accessing employment and education centers. The 2019 Community Needs Assessment Survey conducted by The George Foundation identified public transportation, reliable transportation, access to youth programs, and health and mental health services as pressing needs. Establishing a transportation route connecting these towns to larger cities such as Rosenberg and Sugar Land could address these issues, benefiting not only the individual communities but also the broader Fort Bend County region.

Policy 3.6.3.2: Strengthen utility services within Fairchilds.

Action 3.6.3.2.1: Identify what type of network will best accomplish community's goals for high speed internet, cable, and phone service and select a provider to install infrastructure.

Recommendations:

Ensuring reliable high-speed internet and phone service can significantly benefit the local economy by attracting businesses to establish operations in Fairchilds. Access to efficient telecommunications infrastructure enables businesses to operate efficiently and effectively.

Funding sources include: The Broadband Access and Equity Development (BEAD) Program

AT&T and EarthLink currently provide the fastest internet services in the Fairchilds area, each claiming to supply 5G connectivity. AT&T service extended to 92% of the Fairchilds area and Earthlink covers 93%.²¹

The "Internet for All" program provides federal funding opportunities for planning, infrastructure, and adoption of high-speed internet access. The planning programs include data collection, mapping, and feasibility studies that help develop internet expansion projects, whereas infrastructure programs are for the actual high-speed internet deployment.²²

The Broadband Access and Equity Development Program is one of the federal funding mechanisms and provides grants for both planning and infrastructure projects. One of the communities who received this grant was Sabine County, Texas. The grant consisted of \$12.7 million to fund a new fiber optic network, providing high-speed internet to more than 5,000 households.²³

Action 3.6.3.2.2: Expand water & wastewater facilities through developer agreements or Municipal Utility District interconnects to meet demand.

Recommendations:

Through Developer Agreements, Fairchilds can engage in discussions with developers to assess current utility capacities and identify areas where additional services are needed. For example, the Village can negotiate certain development allowances in exchange for the expansion of water & wastewater utility services. Similarly, working with nearby Municipal Utility Districts to provide interconnects, the Village can either postpone new infrastructure investment or create system redundancy.

Policy 3.6.3.3: Improve emergency services in the Village of Fairchilds

Action 3.6.3.3.1: Work with Fort Bend County to incorporate the Village of Fairchilds into an Emergency Services District.

Recommendations:

Recommendations are discussed on page 27.

3.6.4 Housing

Policy 3.6.4.1: Encourage market rate affordable housing in Fairchilds while preserving large lot sizes.

Action 3.6.4.1.1: Pass regulations that will result in a variety of housing options at multiple market price points within new subdivisions.

Recommendations:

Communities with a narrow range of home prices, both existing and new homes, will struggle to attract buyers from varied income levels. Healthy communities will contain housing stock that caters to first-time buyers, large families, and estate lots. The resulting demand for services will likewise develop new commercial and retail opportunities that cater to a broad spectrum of consumers. Given the current housing stock in the Village of Fairchilds, new communities being developed surrounding the village limits will provide much-needed variety, however those communities will likely keep new commercial opportunities to themselves. Fairchilds should consider marketing itself to new development that caters to both large lot residential and market rate affordable tracts since those lot sizes are likely not included in new Master Planned Communities. In this way, the Village would sustain the kind of growth that matches with its vision while allowing surrounding new MPC's to handle the majority of higher density development.

Affordable Housing Overlay Districts are designated specific areas, or districts, where market rate affordable housing can be a priority. Within zoned communities, regulations in such districts can encourage development of specific market rate homes on the affordable end of the cost spectrum. In essence, an overlay zone 'floats over' existing, designated zone(s) on the zoning map and affixes to a specific parcel only if a developer meets certain conditions. The developer can then benefit from density bonuses, allowing them to build more units per acre in exchange for including a designated amount of market rate affordable housing in their developments. This is a great way that communities can easily leverage developers' interest in adding affordable housing.²⁴

Federal aid can help alleviate financial barriers that deter development of market rate affordable housing in rural communities. The USDA Rural Development Agency offers substantial loan programs that facilitate the creation of affordable single-family and multi-family housing within rural areas. Rural Rental Housing Loans, under Section 515 of the Housing and Urban Development (HUD) Agency, are direct, competitive mortgage loans made to provide affordable multifamily rental housing for very low, low, and moderate-income families, elderly persons, and persons with disabilities. This is primarily a direct housing mortgage program; its funds may also be used to buy and improve land and to provide necessary facilities such as water and waste disposal systems. Government entities are eligible to apply.²⁵

Action 3.6.4.1.2: Pass regulations that will require a desired percentage of 1-2 acre lots in each new subdivision.

Recommendations:

Zoning code ordinances play a crucial role in guiding the physical development of communities. Zoning regulations can regulate the minimum and maximum lot sizes, yard setbacks, structure height, and building area coverage required for new development. Residential zoning districts can promote density gradation, organizing various zones into categories with different specifications. Towards the core of a town, higher density can be encouraged to support affordable housing and economic activity. However, minimum lot size regulations can increase to 1-2 acres lots outside of the town center to protect the rural interests of the town.

Action 3.6.4.1.3: Pass regulations that will protect property values

Recommendations:

An Urban Growth Boundary (UGB) is a way to establish a boundary delineating urban regions from natural, agricultural, and greenbelt areas. The boundary creates restrictions on the city's potential expansion. The boundary is endorsed by voters and set for a specified period, such as 20 years. The primary aim of an urban growth boundary is to protect agricultural land and promote sustainable growth principles, while maintaining the character and identity of the community. Implementing an urban growth boundary can help protect property values by providing a sense of predictability and security. Knowing which areas are planned for expansion versus land areas that are protected helps to instill confidence in landowners regarding the future value of their property.

Action 3.6.4.1.4: Develop affordable senior housing options so senior residents can “age in place” near transportation hubs.

Recommendations:

Funding Sources include: Volunteers of America (VOA), LIHTC (low-income housing tax credit), Area Agencies on Aging (AAA), Texas Health and Human Services Commission (HHSC)

Responses from the community survey indicated a need for the community to offer more senior services. 19% of residents are 65 years and over, and 31% of respondents from the Fairchilds Community Survey indicated they were retired. AARP survey data show that senior citizens prefer ‘aging in place’ or remaining in their homes and communities for as long as possible.²

Case Study – Durango Colorado

The City of Durango, Colorado partnered with the nationwide nonprofit Volunteers of America (VOA) to develop affordable senior housing. The city donated land for the project and VOA was able to lower development costs and support senior's desire to 'age in place'. The housing development connected seniors to the medical services and natural resources surrounding the area and has generated community development and investment activity in the area. The development won an award for its impact on the rural community.¹

Recommendations:

- Provide affordable housing for low-income or fixed-income seniors who meet eligibility requirements through LIHTC programs.
- Section 202 Supportive Housing, is another resource through the local HUD office.³
- Area Agencies on Aging, available in different regions in Texas, offer various services and programs for older adults, including home repair assistance. These agencies may provide grants or low-interest loans to seniors for home modifications that enhance safety and accessibility.³

3.6.5 Community Facilities

Policy 3.6.5.1: Create more opportunities, events, and activities for senior citizens to enjoy.

Action 3.6.5.1.1: Implement community-based services such as on-demand transportation.

Recommendations:

Funding sources include: The Medical Transportation Program, U.S. Department of Transportation Enhanced Mobility of Seniors and Individuals with Disabilities (Section 5310), Human Services Commission (HHSC), Fort Bend Transit.

Accessible transportation is essential for aging adults. These services are useful for the current senior population as well as the future senior generations to come. Inadequate transportation creates barriers to accessing essential needs such as health care. Some communities have volunteer driver programs in which volunteers drive their own vehicles and provide one-on-one trips for people who need transportation. The Medical Transportation Program is an entitlement in the sense that any recipient of full Medicaid benefits can receive payments for transportation that is deemed medically necessary and reasonable. However, not everyone 65 or older or with a disability qualifies for Medicaid. The U.S. Department of Transportation's Enhanced Mobility of Seniors and Individuals with Disabilities (Section 5310) provides funding to states for both traditional (buses, wheelchair lifts, mobility management etc.) and non-traditional projects. The Texas Health and Human Services Commission offers transportation services for seniors.⁴ Fort Bend Transit also offers on-demand services and covers all of Fort Bend County.⁵

Action 4.6.5.1.2: Follow the recommendations under the Fairchilds Hall Small Area Plan on page 118.

Recommendations:

Funding sources include: T-Mobile Grant, Rural Community Development Initiative Grant (RCDI), Community Facilities Direct Loan and Grant Program, Texas Preservation Trust Fund Grant Program, Texas Historical Society Grants.

The feedback received from the community survey highlights a strong desire to rebuild Fairchilds Hall, underscoring the need for a versatile community facility. Currently lacking a town hall and event space, the Village of Fairchilds could benefit from a multi-use building. Such a facility could serve various purposes, including administrative activities, hosting community events, and providing emergency shelter during natural disasters or public health emergencies like COVID-19.

To support this initiative, there are potential funding opportunities available. T-Mobile, for instance, offers grants specifically aimed at revitalizing community features in rural areas with populations under 50,000.⁶ Additionally, the RCDI Grants are designed to assist in funding community facilities and economic development projects in rural regions with populations under 50,000.⁷

The Community Facilities Direct Loan and Grant Program is another avenue that could be explored. This program is open to communities with populations of 20,000 and under, offering funds for constructing public facilities such as town halls, courthouses, or street improvements. Priority is often given to communities with populations of 5,500 or less.⁸

Furthermore, the Texas Preservation Trust Fund provides grant opportunities that could be explored for the reconstruction of Fairchilds Hall. These various funding options offer potential avenues to turn the community's vision into reality.⁹

In pursuing these grants, it would be essential for the Village of Fairchilds to carefully assess eligibility criteria, deadlines, and application requirements for each funding source. A well-prepared and compelling proposal that aligns with the community's needs and objectives will enhance the likelihood of securing the necessary support for the reconstruction project.

Policy 3.6.5.2: Improve access to food (grocery stores, bakeries, restaurants)

Action 3.6.5.2.1: Create incentives to attract businesses such as a grocery store and restaurants to Fairchild.

Recommendations:

A cooperative grocery store is a way for a small rural town to establish a community owned market while providing access to locally sourced foods. Residents of the community can purchase shares in the store and become owners, they can then elect a board of directors to oversee the financial wellbeing of the store. These share owners then benefit from having a local market and can be given discounts on the produce or paid dividends. Creating a cooperative market supports local farmers and supports the local economy.

Case Study - Emerson, Nebraska

The small rural town of Emerson, Nebraska is home to less than 900 people, who rallied and raised money for a small co-op grocery store to be established in their town. The money was raised by residents of Emerson, who purchased shares of either \$500 or \$1,000. Purchasing these shares raised over \$160,000 for the store. The investors receive dividends and discounts throughout the life of the market, as well as the ability to elect a board of directors who oversee the store's financial health. Post 60 Market, the new grocery store, was created to be community owned and community beneficial. The grocery store located is in the town's American Legion Hall, which shares the space with the store.²⁷

Action 4.6.5.2.2: Build and manage a community garden.

Recommendations:

Growing your own food is empowering. Community gardens provide access to healthy and affordable produce. Connecting and interacting with nature itself has many health benefits, including building community engagement, physical activity, and social interaction. Seven basic steps are listed in how to create a community garden.^{28, 29}

1. Find available land
 - a. Vacant and abandoned property was listed as an area of improvement from the community survey, these tracts are a great source to be converted to a community garden.
2. Engage the community
 - a. Build support for the community garden by enlisting a team of residents to help plant, water, weed, and harvest.
3. Find resources of support
 - a. Create a budget for the project and fundraise to support the garden.
4. Decide what to plant
 - a. Plant produce that will thrive in the local soil consistency, amount of sunlight, and in the local weather.

5. Prepare and build the site
 - a. Decide how to layout the garden, how many gardening beds, and protection against wildlife.
6. Determine rules and put them in writing
 - a. It's important the garden is maintained, decide who is responsible for what and how materials will be stored.
7. Maintain and grow the garden
 - a. Hosting community events in the garden and having families involved is a great way to rally support for the community garden.

Action 3.6.5.2.3: Host a weekly or bi-weekly farmers market in town.

Recommendations:

Invite local farmers, residents, and businesses to sell local produce and products at the farmers' market. This would be a way to promote the community, attract guests, increase sales tax revenue, and support local farmers and businesses. Hosting a farmers' market within Fairchilds benefits local farmers, businesses, and residents while promoting the town as an attractive destination for both locals and visitors.

Organizing a weekly or bi-weekly farmers market in Fairchilds would encourage local farmers, residents, and businesses to showcase and sell their produce and goods. Doing so helps stimulate economic growth, generate tax revenue, and provides crucial support to local farmers and enterprises. According to the Texas farmers market coalition, successful farmers markets should be pedestrian oriented, family-friendly, and sell locally sourced produce and goods. Good locations for farmers markets include blocked off streets, public parks, and city owned buildings parking lots. Hosting a farmers' market in town benefits local farmers, businesses, and residents while promoting the town as an attractive destination for both locals and visitors.³⁰

Policy 3.6.5.3: Create more facilities within the city limits of Fairchilds so residents don't need to travel as far for basic needs.

Action 3.6.5.3.1: Find a tract of land that is in a suitable location to set up a post office

Recommendations:

Village Post Office's (VPO) are part of USPS's efforts to maintain postal service access in communities that might not support a larger post office. They help ensure that residents of rural towns like Fairchilds have access to postal services. Typically, VPO's are located within a local business such as a convenience stores or grocery stores. VPO's offer a variety of services such as P.O. boxes, forever stamps, priority mail flat rate boxes, and mail collection. The first step to opening a VPO is to reach out to the local USPS district office via email, vpo.inquiry@usps.gov³¹

Action 3.6.5.3.2: Identify a tract of land that is in a suitable location to set up a church

Recommendations:

A local jurisdiction can enable tax abatements for developers aiming to establish local shelters, youth programs, or construction of a church within designated redevelopment zones. A tax abatement entails a mutual agreement between a property owner and the local government, providing a partial tax exemption on the property in recognition of enhancements made. These abatements are regulated by the guidelines set forth in Tax Code, Chapter 312.

Action 3.6.5.3.3: Find a tract of land that is in a suitable location for a medical clinic.

Recommendations:

Expediting the pre-development process is a strategic and effective economic development tool that can incentivize the establishment of a medical clinic. One approach is to streamline the development focus solely on the clinic itself, expediting the permitting process. This not only accelerates the project timeline but also reduces the overall cost for developers, providing an attractive incentive for investment in the local jurisdiction.

Another method involves leveraging publicly or entity-owned land to guide development practices in alignment with specific goals. This can be achieved by investing in pre-entitlement or offering public properties at minimal cost to developers, with the condition that a desired mix of uses, such as a medical clinic, is constructed within a specified timeframe. This approach not only encourages targeted development but also ensures that public assets contribute to the community's well-defined objectives.

Tax abatements represent a powerful tool in expediting medical clinic development within designated redevelopment areas. Local jurisdictions can grant developers tax abatement incentives, establishing a contractual arrangement that provides a partial tax exemption on the property in exchange for enhancements made to it. These abatements are governed by the provisions outlined in Tax Code, Chapter 312. By utilizing tax abatements, local tax authorities can effectively attract and incentivize the establishment of medical clinics, contributing to the growth and vitality of their regions.

In summary, expediting the pre-development process through streamlined permitting, leveraging public lands, and offering tax abatements are proactive measures that not only reduce barriers for developers but also align development practices with community goals, fostering the establishment of much-needed medical facilities within the local jurisdiction.³²

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4. Land Use Overview



4.1 Windshield Survey

The EHRA planning team utilized a combination of gathered data sets to evaluate current land uses within Fairchilds. The integration of aerial photography for secondary data collection, coupled with a visual “windshield survey” for primary data, results in a comprehensive understanding of the diverse uses of land currently found in the area.

The secondary data obtained from aerial photography sources and tract ownership records involves identifying ownership, providing valuable insights into the existing land uses, such as Agriculture, Residential, Commercial, Industrial, and Municipal. This method allows for a detailed understanding of the distribution of land uses within the community.

The “windshield survey” was conducted by physically driving the entirety of the city and adds a layer of validation and accuracy to the data collected. Comparing and verifying the notes taken during the survey with the preliminary research on Google Earth Parlay ensures that the information gathered is reliable and reflective of the current state of land use in Fairchilds. Photos collected on site by the EHRA Team will serve as a valuable reference for future planning activities and community discussions.



Existing conditions photos courtesy of: EHRA Engineering



Existing conditions photos courtesy of: EHRA Engineering

4.2 Existing Land Use

Map 2 was curated from the “windshield survey” to provide a clear overview of the current distribution of land uses within Fairchilds. The data indicates that the predominant land uses in the area are agricultural and residential, constituting the highest percentage of the overall land. This observation aligns with the character of many rural communities.

The downtown area is characterized by Commercial and Light Industrial land uses, notably influenced by the presence of the Fairchild Farmers Gin Co-op. The Fairchild Volunteer Fire Department is also located in this central location.

The Fairchilds jurisdictional boundary includes a 10-foot wide strip around the entirety of the Austin Point master-planned community. The strip annexation prevents other jurisdictions from claiming rights to the new community, thus giving Fairchilds the upper hand in any potential annexation. Of note on the land use map is the sheer size comparison of Austin Point at approximately 4,700-acres, versus the entirety of the Fairchilds jurisdictional limits (village limits and ETJ) at approximately 7,100-acres.



Map 2: The Village of Fairchild's Existing Land Use Map
Source: Map provided by: EHRA Engineering

Map 3 illustrates areas in Fairchilds that are encumbered by floodplain. The Federal Emergency Management Agency (FEMA) defines areas that fall within the 500-year floodplain to have a 0.2% (or 1 in 500 chance) annual chance of flooding. This zone is designated as an area of minimal flood hazard. FEMA Zones A and AE are defined as “High-Risk Areas” and fall within the 100-year floodplain. These areas are projected to have a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Flood insurance may be required for development occurring in the 100-year floodplain.

Zone AE is similar to Zone A but includes the study of the Base Flood Elevation (BFE), thus it is a more accurate depiction of flood concerns. The same flood insurance and development regulations apply in Zone AE. In general, development within Zones AE is considered undesirable since detention and mitigation of flood volumes must be considered which limits developable land. Open space, parks, and golf courses are more desirable land uses within Zone AE, however commercial and residential land uses may still be permitted with additional coordination from FEMA and the local Floodplain Administrator.



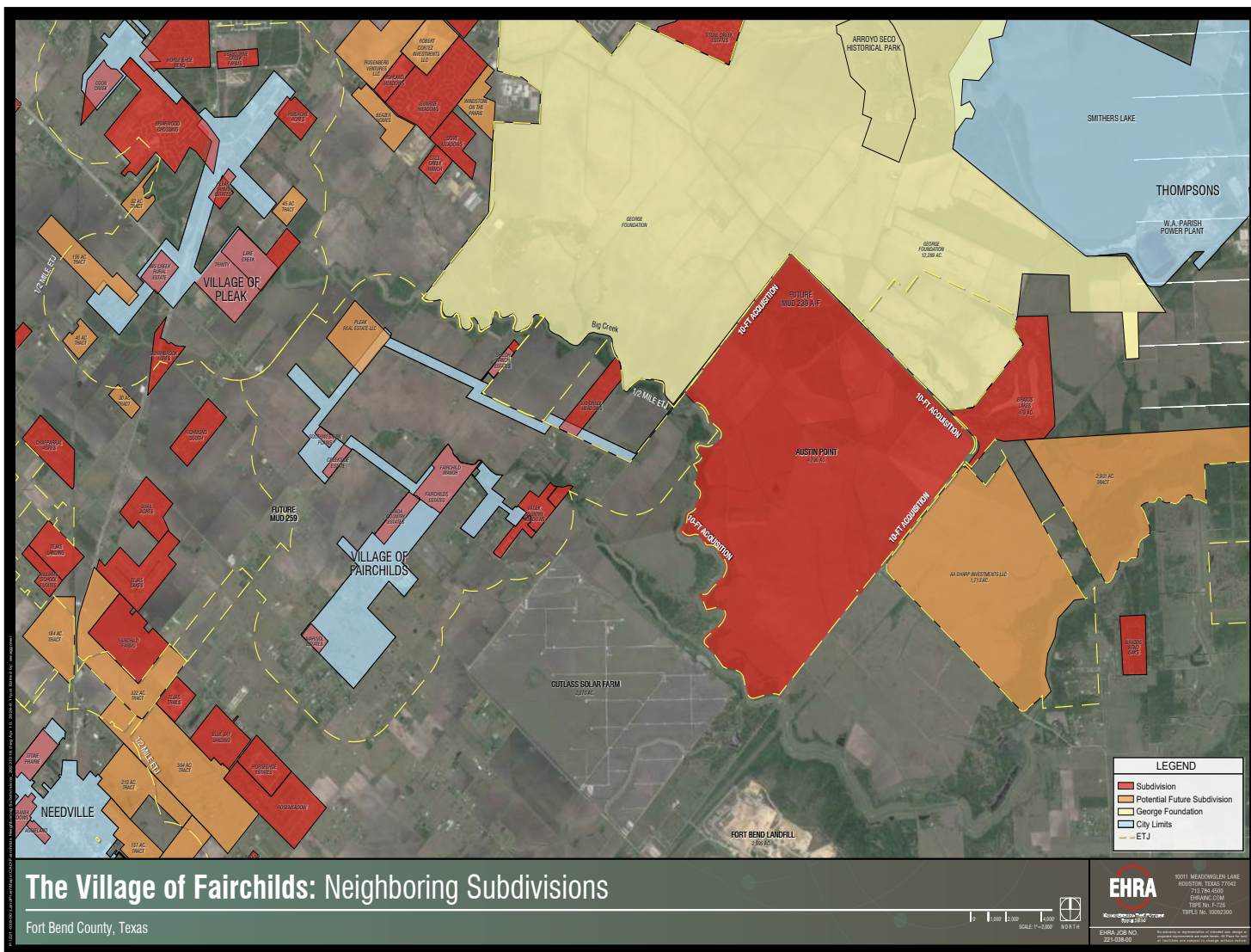
Map 3: The Village of Fairchilds Floodplain
Source: Map provided by EHRA Engineering

4.3 Current Development Patterns

One of the reasons Fairchilds has undertaken a Comprehensive Plan study is that new residential development is occurring at a faster pace than ever and in close proximity to Fairchilds. Dozens of new single-family residential communities have been planned or are already in construction along and adjacent to SH 36, Minonite Road, and Jeske Road, to name only a few. Inexpensive land and favorable development regulations are the primary drivers of such development. With vast acres of farmland in and around Fairchilds, developers are looking at the SH 36 corridor as a prime area for new master-planned communities.

Map 4 shows current subdivisions in red and known future developments in orange. When compared to the jurisdictional boundaries of Fairchilds (the village limits are shaded in light blue and the ETJ in a yellow dash), it is obvious that Fairchilds is practically surrounded by new suburban growth. The nearby cities of Needville and Pleak have been experiencing this growth pattern for longer; Map 4 illustrates that new residential communities are already within their jurisdictional limits. It is logical to conclude that similar developments will gravitate within Fairchilds as well. In fact, Austin Point is a new master-planned community east of Fairchilds but is enveloped by a 10-foot Fairchilds annexation strip. Although development may not be occurring on the majority of the George Foundation property, shown in yellow on Map 4, or on the adjacent Cutlass Solar Farm, it is undeniable that the alignment of the future Grand Parkway and Fort Bend Tollway extension will provide exactly the kind of connectivity that allows new master-planned communities to be developed and thrive.

Map 4 shows not only proposed new communities, but also the proposed alignments of new transportation arteries from the current Fort Bend County Major Thoroughfare Plan. Segment C of the Grand Parkway will connect I-69/US 59 to SH 288 through the George Foundation Tract. However, the biggest impact to Fairchilds will be the extension of the Fort Bend Parkway which intersects the Grand Parkway within Austin Point and will eventually supersede Psencik Road and connect to SH 36 in Pleak. This new artery will be a transformational road for Fairchilds, likely driving the development of many new businesses and residential communities.



Map 4: Neighboring Subdivisions
Map prepared by: EHRA Engineering



4.4 Thoroughfare Plan

The analysis of the Fort Bend County Thoroughfare Plan, as well as TXDOT and Fort Bend County projects such as the Grand Parkway and Fort Bend Tollway, serves as a crucial foundation for proposing improvements to circulation in and around the Village of Fairchilds. A proposed thoroughfare plan specifically tailored to address the needs of Fairchilds, with recommendations for both new road alignments and realignments aligning with the broader Fort Bend County plan is necessary.

To ensure that proposed road alignments are serving the best interests of Fairchilds and the surrounding community, a thorough examination of TXDOT and Fort Bend County projects, including major transportation arteries like the Grand Parkway and Fort Bend Tollway, has been conducted. This comprehensive approach acknowledges the interconnectedness of transportation systems and anticipates future connections to serve the growing needs of the region. The proposed thoroughfare plan also includes an intersection improvement plan at three specific locations within Fairchilds. These recommendations aim to address concerns raised during the community survey regarding traffic, mitigate areas identified for high vehicle accident activity, and lay the groundwork for infrastructure that can accommodate the anticipated growth expected beyond the next decade.

By strategically planning for improved circulation, these recommendations not only address existing challenges but also prepare Fairchilds for future development and growth. The proposed thoroughfare plan reflects a commitment to enhancing the overall quality of life for residents by creating safer and more efficient transportation networks.

4.4.1 Fort Bend County Thoroughfare Plan Analysis

The Fort Bend County Thoroughfare Plan addresses the mobility needs of the community as it changes and grows over time. It establishes a hierarchical classification system for highways, toll roads, principal thoroughfares, major throughfares, collectors, and local roads. Classifications will determine the proper right-of-way (ROW) width, number of lanes, and speed limits for these designations and indicate how future connections need to be classified and designed.

Fort Bend County regulations require right-of-way widths for the following road classifications:

- Principal Thoroughfare = 100' ≤ 120'
- Major Thoroughfare = 70' ≥
- Minor Collector = 60' ≥
- Local Street = 60' or in some cases 50'



Map 5: Fort Bend County Thoroughfare Plan

Source: Fort Bend County Thoroughfare Plan⁵

Map prepared by: EHRA Engineering

The Fort Bend County Thoroughfare Map (Map 5) identifies the state controlled access freeway (I69) and principal thoroughfares that play a pivotal role in facilitating traffic to and from Fairchilds and surrounding areas. Notably, SH 36 and FM 360 are identified as major transportation arteries in this context. However, their current right-of-way widths fall below the range outlined for principal thoroughfares in the Fort Bend County Thoroughfare Plan, which recommends widths between 100'-120'. As these roads are vital vehicular conduits, widening to be in concert with Fort Bend County requirements will ensure they adequately support the anticipated growth in the region.

The County Thoroughfare Plan also illustrates the extension of the Fort Bend Parkway (Segment C) along Psencik Road through Fairchilds, connecting to SH 36. This extension is anticipated to bring substantially more residents, businesses, and development to Fairchilds. Besides enhancing local connectivity, the toll road extension may offer a faster commute to Missouri City and southern Houston, elevating the appeal of Fairchilds and the surrounding area as desirable places to live due to increased access to employment centers. The growth expected along Psencik Road, especially once it transforms into a tollway, is likely to reshape the dynamics of Fairchilds. Fairchilds Road, between Psencik Road and FM 361, primarily around the intersection at Janda Road, is a prime candidate for a new downtown district. It links to the existing downtown area along FM 361 and is poised to become a bustling corridor, given its convenient access to the new tollways and the anticipated Austin Point Subdivision. The broader transformation in transportation infrastructure not only addresses immediate traffic concerns but also requires Fairchilds to consider sustained growth and where development is likely to occur.

The following list illustrates other local roads in Fairchilds, including their current Right-of-Way (ROW) width and suggested future classification per Fort Bend County:

- Needville Fairchilds Road = 70', Major Thoroughfare
- Zamonek Road = 70', Minor Collector
- Rosler Road = 60', Major Thoroughfare (requires ROW widening)
- Vacek Road = 70', Minor Collector
- Janda Road = 60', Local Road
- Minonite Road / FM 2977 = 80', Major Thoroughfare
- Fairchilds Road = 70', Major Thoroughfare
- Boothline Road = 70', Major Thoroughfare
- Seiler Road = 60', Minor Collector
- Danhouse Road = 50', Major Thoroughfare (requires ROW widening)
- Jeske Road = 60', Major Thoroughfare (requires ROW widening)

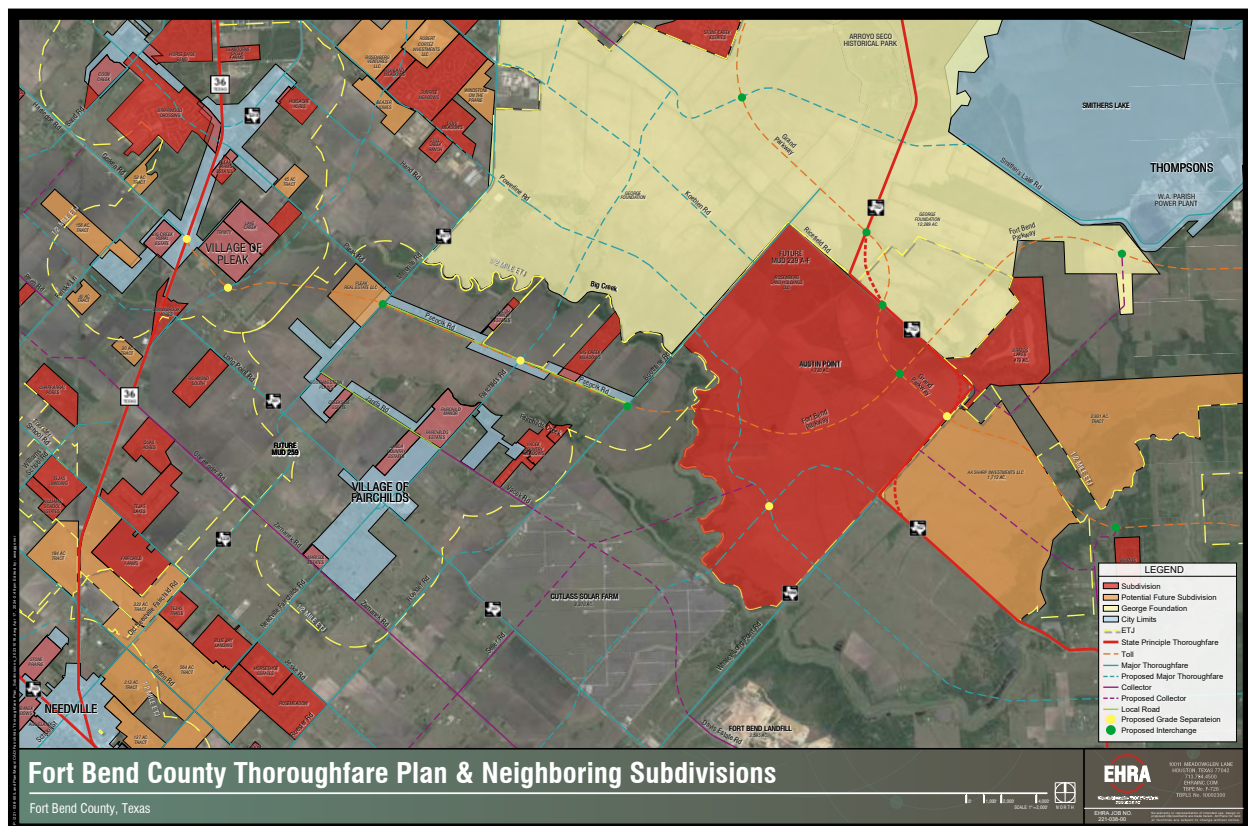
Classifying Jeske Road as a major thoroughfare may be an overreach since it serves as a collector road. However, the higher designation may be due to it being the main access point for subdivisions south of the road. In such cases, ROW width needs to accommodate left turn lanes to prevent traffic backups as vehicles attempt turns into the subdivisions. Cars can get backed up trying to turn into This concept should be considered throughout the Fairchilds area. The extension of Fairchilds Road over Big Creek into the George Foundation may be an unnecessary connection. Boothline and Minonite Road can serve as the main points connecting to the north. The same is true for the Seiler Road extension over Fairchild Creek and Big Creek. All these extensions will require bridges to cross wide floodplains which significantly adds to construction costs. Danhouse Road is also proposed to cross Fairchilds Creek, but could alternatively terminate at Vacek Road, which connects to FM 1994. Danhouse Road may better serve as a collector road since FM 1994 would qualify as a major thoroughfare given it currently measures as a 100' ROW and connects to FM 762, is a proposed to be a state principal thoroughfare.

4.4.2 Village of Fairchilds Thoroughfare Plan

The Village of Fairchilds thoroughfare regulations are defined in Subdivision Ordinance 2022-2 and include the following right-of-way requirements within the Village limits and ETJ:

- Major Thoroughfare = 100' ≥
- Arterial Street – delivers traffic from a collector street to a major thoroughfare.
- Collector = 80' ≥
- Minor Street = 60' ≥
- Access Street – public street that serves a townhouse or patio home.
- Interior Street – public street not more than 600' long within a townhouse or patio home subdivision which is located and designed to serve a limited area within a subdivision and shall not serve other properties outside the subdivision.
- Local Street – not a major thoroughfare or a major collector street.

To literally control its own destiny, the Village of Fairchilds should adopt its own Thoroughfare Plan consisting of an in-depth view of the corridors within the community. This plan should reflect the terms and classifications stated in the Fort Bend County Thoroughfare Plan for cohesiveness and use the county's alignments as a starting point. As such, an 'Arterial Street' should be renamed to 'Major Collector'; 'Collector' to 'Minor Collector'; and 'Interior Street' should adopt a minimum ROW of 50'. These changes will set appropriate terms and ROW widths within both jurisdictional codes. The effect should be mutual acceptance of where ROW needs to accommodate increased traffic volumes (i.e. wider ROW) and where ROW should reflect development patterns (i.e. narrow local ROW to encourage greater density). As a result of this comprehensive plan, Fairchilds will have a much deeper study of necessary thoroughfare alignments versus the county-wide plan. Map 6 shows the Fort Bend County Thoroughfare Map combined with the Neighboring Subdivisions Map on page 86 to show the alignments that are providing access to new subdivision projects. Illustrating where these new developments are occurring can help identify which alignments may require a higher classification or be identified as a future road widening project to support eminent population growth.



Map 6: Fort Bend County Thoroughfare Plan & Neighboring Subdivisions
Map prepared by: EHRA Engineering

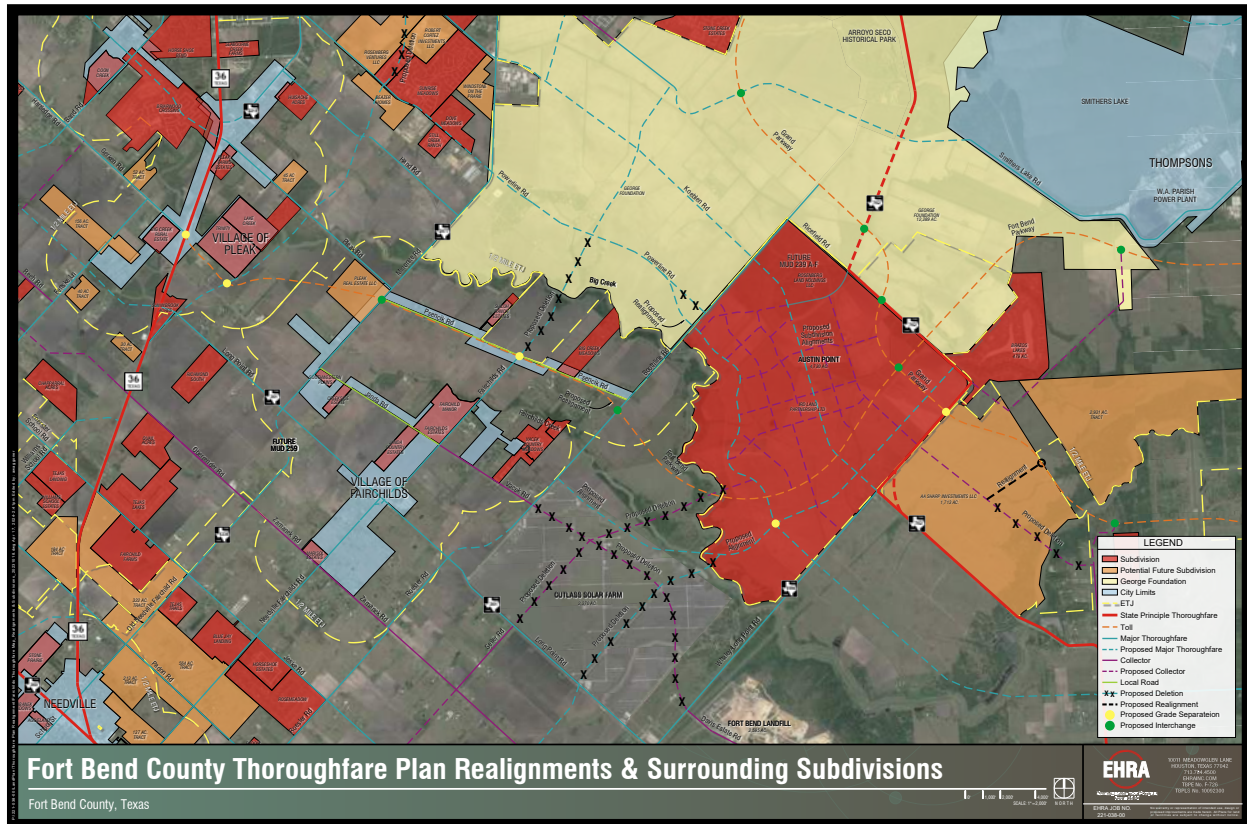
As a result of the study performed in this comprehensive plan, Map 7 shows proposed thoroughfare amendments that would better serve the community. The proposed revisions to the Fort Bend County Thoroughfare Plan⁵ should be recommended for review by the County Engineer and approval by the County. Recommendations for realignments are primarily located north and east of the Village to minimize crossings of major waterways such as Big Creek and the associated floodplains. There are several alignments traversing the Cutlas Solar Farm immediately east of the Village which should be removed for obvious reasons. Certain alignments lead into Austin Point, however it is recommended to follow alignments set forth within their land plan. These major changes are discussed further as follows.

Proposed deletion of Fairchilds Road north of Psencik Road: As shown by Fort Bend County, the extension of Fairchilds Road across Big Creek is located between existing Minonite Road and Boothline Road. The current intersection spacing of those thoroughfares is 2.5 miles which is a typical condition in Fort Bend County. While the extension of Fairchilds Road may seem to make sense as development occurs and traffic volumes increase, it may make fiscal sense to avoid a costly new crossing of Big Creek and its big floodplain by improving the ROW widths, numbers of lanes, and bridges of Minonite Road and Boothline Road. A Traffic Impact Analysis (TIA) would be valuable in making this assessment, but the environmental concerns of crossing the creek and impacting land owned by the George Foundation should be considered as well. Bridges are costly and can have environmental impacts during construction including habitat destruction, biological reduction, increase in suspended solids, and water quality pollution.⁶

Proposed deletion of alignments through the Cutlass Solar Farm: Due to the recent development of the approximately 1,900-acre Cutlass Solar Farm, three separate thoroughfare alignments should be considered for deletion. Seiler Road is proposed to extend north from Long Point Road across Fairchilds Creek and into Austin Point. Existing Boothline Road and FM 762 are distanced 2.5 miles apart and the proposed Fort Bend Parkway will cross Big Creek between those thoroughfares. The Seiler Road extension and floodplain crossing seems redundant as a result. The Austin Point master plan honors only one crossing of Fairchilds Creek via Darinhaus Road, however it realigns to intersect Boothline Road instead of routing through the solar farm. This alignment appears to have been vetted previously and should be revised accordingly.

Proposed deletions to match the Austin Point master plan: There are several alignments from the Fort Bend County Thoroughfare Plan that traverse the Austin Point Subdivision and affect Fairchilds. EHRA consulted with Signoreli, the developers of Austin Point and Costello Engineering who managed the alignment study for Segment C of the Fort Bend Parkway from FM-2759 to SH-36. The resulting revised alignments match the current land plan of the Austin Point Subdivision. It is important to note the relocated alignments of the Fort Bend Parkway and Grand Parkway. The original interchange for these major thoroughfares was situated directly on FM 762 near the Brazos Lakes Drive intersection. The new location within Austin Point will allow the developer to create a larger commercial district accessible to their residents and citizens of Fairchilds and surrounding areas. The Fairchilds community survey illuminated the need for access to food, shopping, entertainment, and facilities such as medical care, doctors' offices, restaurants, and employment, which a new commercial district can fulfill. Honoring the master plan by revising the Fort Bend Thoroughfare Plan accordingly will allow all future planning efforts to work with the same information.

Deletion of a proposed alignment northeast of FM 762, east of FM 1964: The Fort Bend County Thoroughfare Plan includes a proposed collector road which crosses Big Creek north of FM 762 and intersects Peters Road north of Rawlings Road in the town of Thompsons. The Austin Point master plan favors connectivity to FM 762 by extending it into their project. The proposed location of the Grand Parkway makes the alignment in question somewhat irrelevant and as discussed previously, another crossing of a creek and associated floodplain is costly and unwise. An alternate alignment and possible connection to the Grand Parkway should be studied by Fort Bend County.



Map 7: Thoroughfare Realignment Recommendations
Map prepared by: EHRA Engineering

Adoption of these recommendations should be discussed with TxDOT and Fort Bend County before being formally adopted by the Village of Fairchilds and then proceeding to Commissioners Court for inclusion in the Fort Bend County Thoroughfare Plan.

4.5 Intersection Improvement Plan

FM 361 (Long Point Road) is a major thoroughfare that runs east-west through what is considered downtown Fairchilds. FM 361 is a heavily traveled artery and connects to SH 36, a State Principal Thoroughfare that connects to Needville, the Village of Pleak, and Rosenberg. A popular route to access the Village of Fairchilds is from I-69/US 59 to FM 762, then proceeding south on FM 2977 (Minonite Road), which dead ends at FM 361. This comprehensive plan analyzed two intersections along this route for potential improvement: Minonite Road at Janda Road and the intersection of Minonite Road and FM 361. Also studied for improvements is the intersection at FM 361 and Needville Fairchilds Road, which is the major intersection in what is considered downtown Fairchilds. These locations were chosen due to having the highest observed traffic in the area as well as consideration of crash data recorded at these locations which indicates needed safety improvements. It should be understood that expected population growth will increase vehicle trips per day at these busy intersections. The factors causing high accident rates should be determined and mitigated so that these intersections will be able to safely accommodate future higher traffic volumes.

The graphic shown in Figure 14 depicts TXDOT's Annual Average Daily Traffic (AADT) counts for the year 2022. The district traffic and urban saturation web map displays AADTs on TXDOT-maintained roads, county roads, and city streets collected in the reporting year. Traffic counts include frontage roads when present. The web map that displays AADTs on both state-owned and non-state-owned roads where data is available.⁷ Between the intersection of FM 361 and FM 2977 and the intersection of FM 361 and Old Needville Fairchilds Road, 6,367 AADT counts were recorded. 5,621 AADT counts were recorded southbound at the intersection of FM 2977 and FM 361. 4,683 AADT counts were recorded heading westbound from the intersection of Needville Fairchilds Road and FM 361. 1,139 AADT counts were recorded at the intersection of Janda Rd. and FM 2977. These are some of the highest recorded AADT counts in the area. A further study of each of these intersections is explained in the following text.⁷



Figure 14: TXDOT 2022 Annual Average Daily Traffic Count
Source: TPP District Traffic Web Viewer⁷

4.5.1. FM 361 and FM 2977

The intersection of F.M. 361 and F.M. 2977 has the highest recorded AADT counts in 2022 as shown in Figure 15. The Crash Records Information System (CRIS) Query is a database on traffic crashes that occur in Texas, based on specified data and selected criteria.⁸ Data was analyzed between a ten year period from 2013 – 2023. Surprisingly for this busy intersection, zero crashes were reported over the ten-year period as shown in figure #.⁸ An intersection improvement plan is still proposed for this intersection after in-person observation from the “windshield survey” indicated poor traffic circulation, speed concerns and congestion. Comments from the community survey, and discussions with the board of alderman and community members agree that traffic circulation at this intersection is a concern and will only worsen as time progresses. Below are images taken from different angles of the intersection.

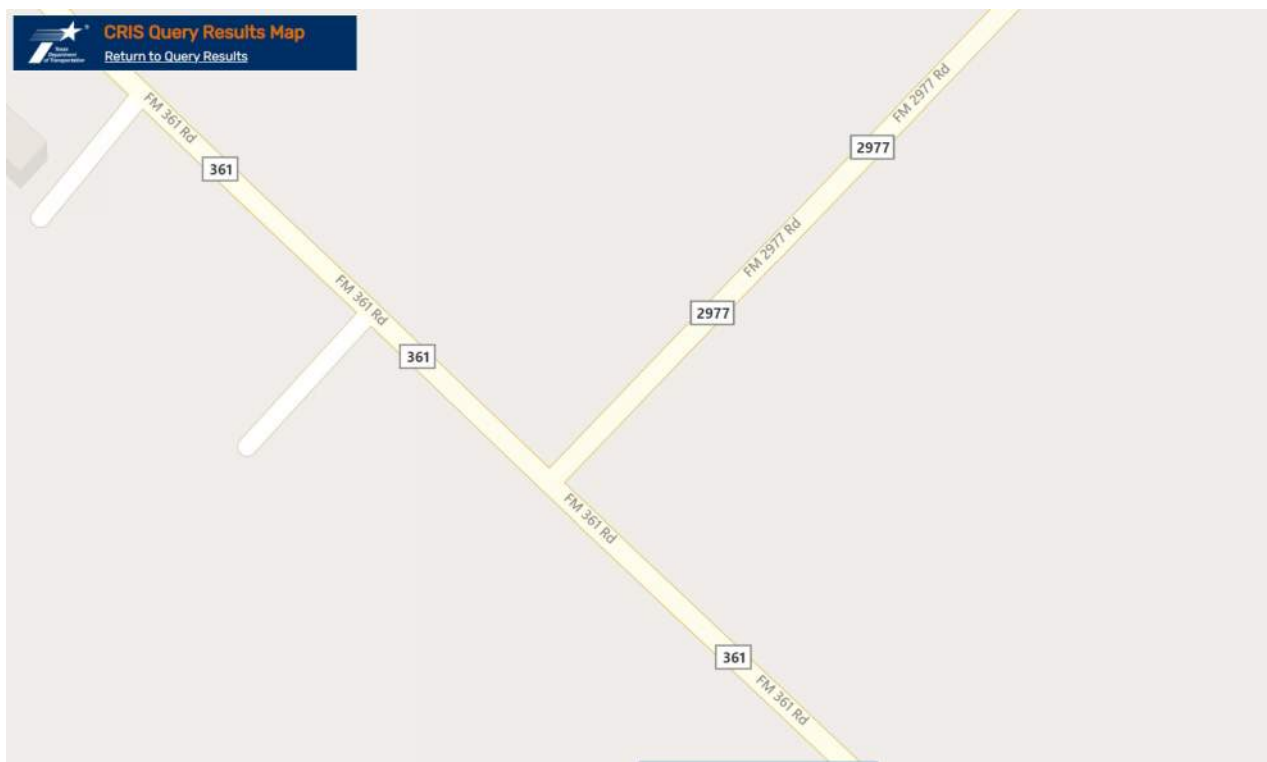


Figure 15: TXDOT CRIS Query Results Map
Source: CRIS Query⁸

Facing southbound from F.M. 2977 and F.M. 361



Facing eastbound from F.M. 361 and F.M. 2977



Facing westbound from F.M. 361 and F.M. 2977



Existing conditions photos courtesy of:
EHRA Engineering

Figure 16 shows the current intersection area of F.M. 361 and F.M. 2977. F.M. 361 is a Major Arterial measuring 100' right-of-way (R.O.W.) with 36' wide pavement and 12' wide lanes.

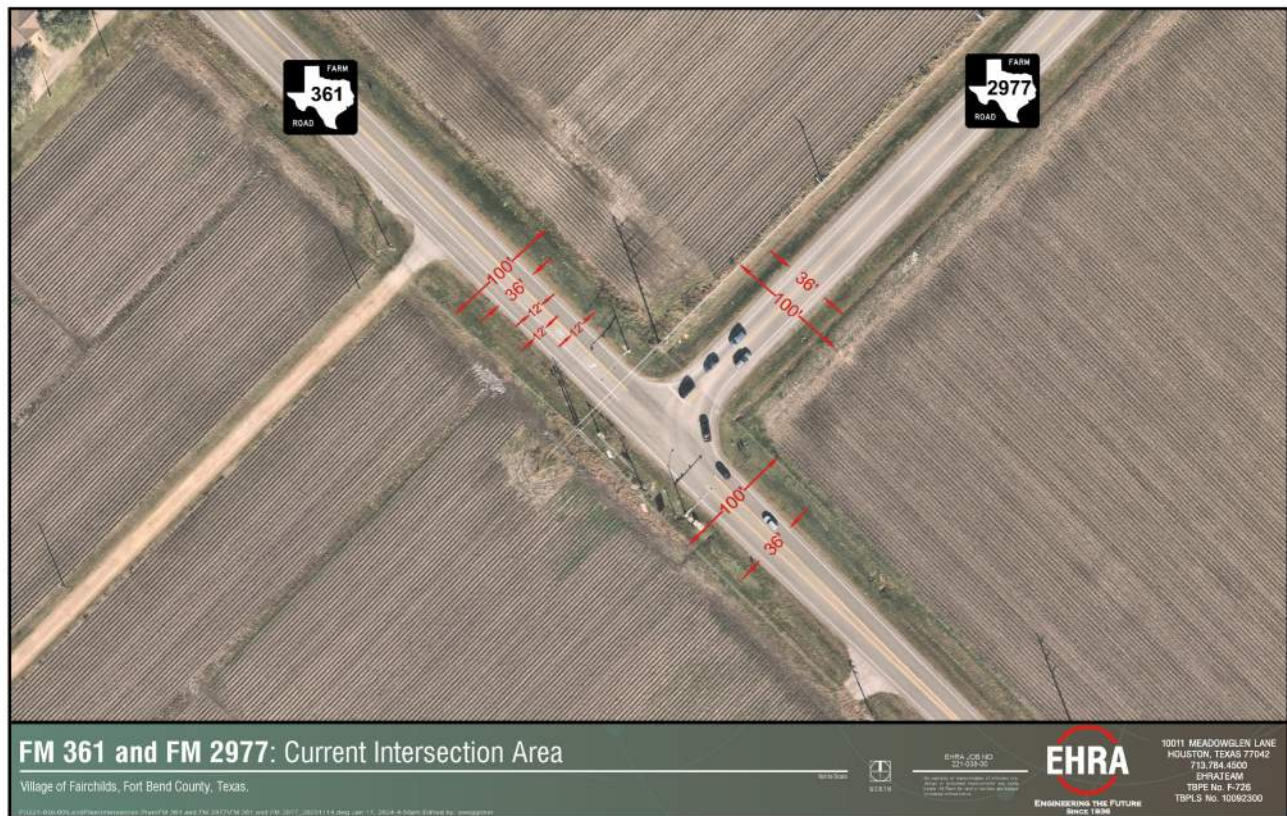


Figure 16: FM 361 and FM 2977 Current Intersection Area
Exhibit provided by EHRA Engineering

The Fort Bend County Thoroughfare Plan includes a proposed alignment connecting FM 2977 to Old Needville Fairchilds Road, creating a four-way intersection with FM 361. Simultaneously, the Texas Department of Transportation (TxDOT) is working on plans to widen FM 2977 from its current two-lane undivided road status to a four-lane road with raised medians.⁹

The detailed configuration for the intersection is depicted in Figure 17, illustrating how the roads will be configured after the proposed changes. Recommendations in this comprehensive plan aim to address traffic demands and enhance the overall efficiency of the road network in the area.

FM 2977 from FM 762 to FM 361

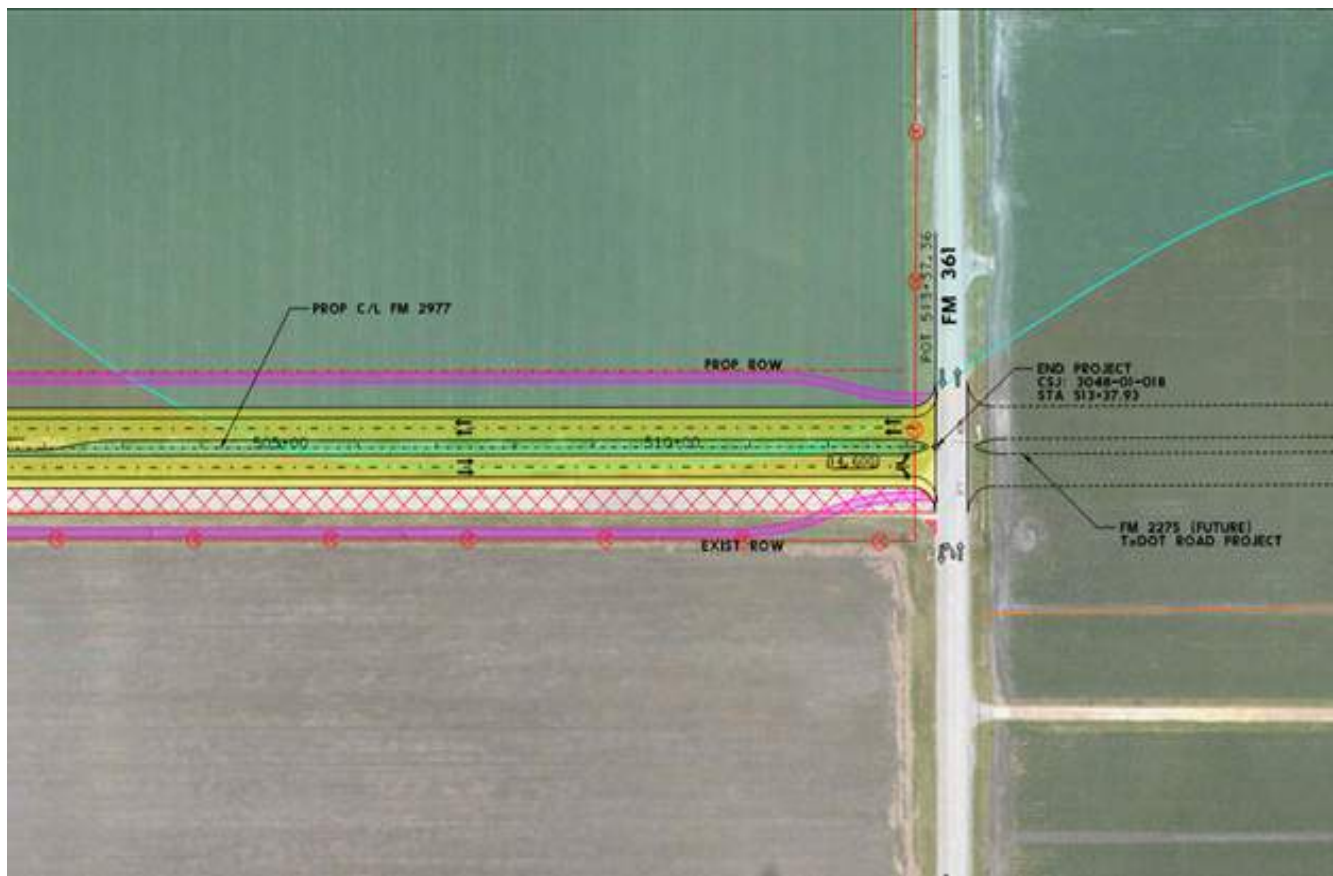


Figure 17 TXDOT Project Corridor of F.M. 2977 from F.M. 762 to F.M. 361
Source: TXDOT Project Studies⁹

The proposed intersection redesign of FM 361, shown in Figure 18, involves a reconfiguration of turn lanes at the eastbound intersection, including the installation of a traffic light to replace the existing flashing yellow hazard light. This is intended to enhance traffic flow and efficiency.

It is important to maintain communication with the Texas Department of Transportation (TxDOT) to ensure that FM 361 receives the necessary attention and improvements. Since both FM 2977 and FM 361 are owned and maintained by TxDOT, coordinating funding and incorporating improvements within the broader project for the widening of FM 2977 could streamline the process and place the cost burden on the State rather than Fort Bend County or the Village of Fairchilds.



Figure 18 4-Way Intersection Diagram
Exhibit provided by EHRA Engineering



4.5.2. FM 361 and Needville Fairchilds Rd

FM 361 at Needville Fairchilds Road is the main intersection in downtown Fairchilds. It has the second highest recorded AADT count, which can be seen in Figure 19. The spacing between the intersection of Fairchild Road and Needville Fairchilds Road is approximately 200 feet. A CRIS Query Report from 2013 - 2023 shows that this intersection witnessed 13 accidents over that time period, as shown in Figure 20. Due to the volume of traffic along these routes, the 200-foot intersection spacing is insufficient for traffic to safely maneuver around oncoming traffic. Visibility is also a challenge around the intersection. Page 104 shows images taken of this intersection between Fairchild Road and Needville Fairchilds Road.

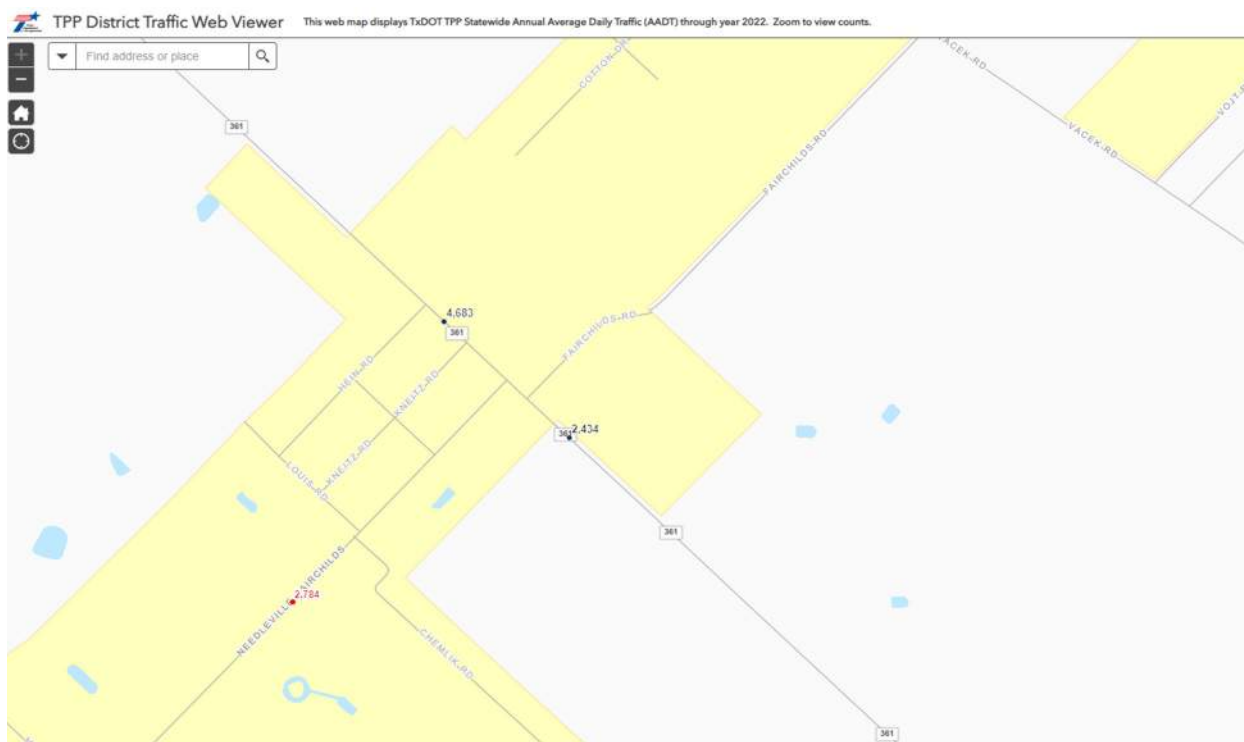


Figure 19: Intersection of F.M. 361 and Needville Fairchilds Road
TXDOT 2022 Annual Average Daily Traffic Count
Source: TPP District Traffic Web Viewer⁷

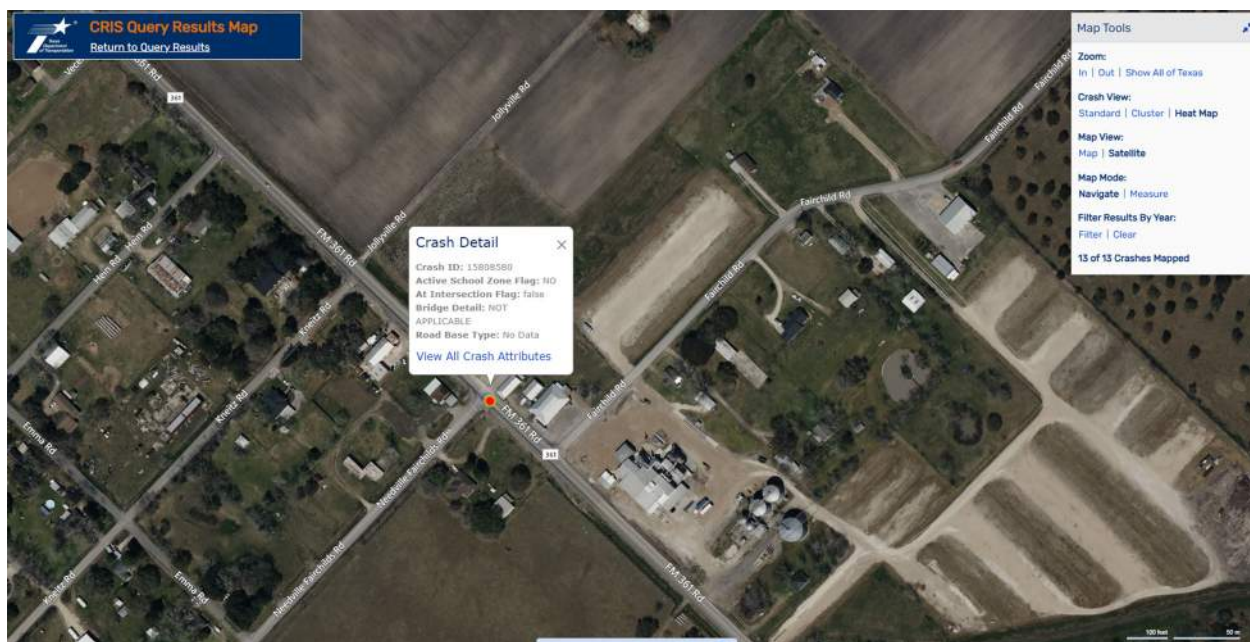


Figure 20: TXDOT CRIS Query Results Map – F.M. 361 and Needville Fairchilds Road
Source: CRIS Query⁸

Views facing Needville Fairchilds Road from Nick's Grocery Store



Visibility poses a challenge for drivers when facing east on Fairchild Road at the intersection with Needville Fairchild Road and FM 361. The difficulty lies in discerning turn signals from other vehicles, making it unclear which direction they intend to take. The current traffic signal at the intersection employs a flashing yellow beacon light. Addressing visibility issues and optimizing traffic signals could enhance safety and navigation at this intersection.



View facing north from Needville Fairchild Road.



Existing conditions photos courtesy of: EHRA Engineering

Figure 21 shows the current layout and right-of-way widths of the intersection of FM 361 and Needville Fairchild Road and the intersection spacing of Fairchild Road about 200' away. Recommendations to improve this intersection include realigning Needville Fairchilds Road and Fairchild Road so they meet at one intersection. This will circulate traffic more efficiently, reduce confusion at the intersection, and improve visibility. An upgrade to a timed traffic light is also proposed to improve the safety of the intersection. Drivers need more time to make a decision at the intersection and be able to predict and respond to the behavior of oncoming traffic.



Figure 21 FM 361 and Needville Fairchild Road Current Intersection Area
 Exhibit provided by: EHRA Engineering

Intersection Design Alt 'A' in Figure 22 illustrates a potential solution for an enhanced intersection that involves extending Fairchild Road through the driveway of Nick's Grocery Store. Successful implementation of this alternative would necessitate collaboration with the property owners. This proposed alignment has the potential to benefit the store by channeling traffic directly past its location. The image below presents the driveway space when viewed north from FM 361 towards Fairchild Road.

In Figure 22, the proposed right-of-way on FM 361 and Needville Fairchilds Road is depicted to be widened to 100', and Fairchild Road to 70'. This expansion allows for the incorporation of turn lanes and aligns with county regulations, meeting the specified requirements for the street classification of these roadways.



Figure 22 F.M. 361 and Needville Fairchild Road Intersection Design Alternative 'A'
 Exhibit provided by: EHRA Engineering

Intersection Design Alt 'B,' as depicted in Figure 23, introduces an alternative solution for linking Fairchild Road to Needville Fairchilds Road. This proposal maintains the same intersection configuration but suggests extending Fairchild Road further south. Such an extension would shift this crucial intersection further east, minimizing potential impacts on surrounding businesses. The successful implementation of this alternative would also necessitate collaboration with the landowner to the south. The image below provides a perspective when facing south on Fairchild Road and FM 361.



Figure 23 F.M. 361 and Needville Fairchild Road Intersection Design Alternative 'B'
Exhibit provided by: EHRA Engineering

Both options present equal enhancements to the intersection. The determination of the most suitable course of action between these alternatives will largely depend on the input and cooperation of the impacted landowners. Their influence will play a crucial role in shaping the chosen path forward, necessitating ongoing collaboration throughout the project.

In consideration of funding for this project, the following recommendations are offered:

Recommendations:

The Highway Safety Improvement Plan (HSIP) is a Federal-aid program with the purpose of achieving a significant reduction in fatalities and serious injuries on all public roads. The program prioritizes road safety improvement projects in rural areas.

“Crashes in rural areas are often more severe than in urban areas because of higher velocity speeds. ... In rural areas, more fatal and severe injury crashes occur at stop-controlled intersections than signalized intersections. At stop-controlled intersections, most crashes are caused by a failure to stop.”¹⁰

Case Study– Tippecanoe County, Indiana



Source: Lafayette Journal & Courier¹

In the vicinity of Lafayette, Indiana, within Tippecanoe County, plans were devised to address a surge in car accidents and traffic congestion along U.S. 231. The decision to install three traffic lights was prompted by the significant number of reported crashes in this rural area. In 2018, prior to the implementation of traffic signals, a total of 13 accidents were documented.¹¹

A concerning trend at the entrance of a small town along U.S. 231 was noted where speed limit signs were frequently disregarded, resulting in vehicles and trucks traveling at hazardous speeds. The elevated risk was exacerbated by the substantial presence of semi-trucks along this route. To enhance safety, plans were set in motion to install three traffic lights, with the goal of having them operational by August 2020.

4.5.3. Janda Road and FM 2977

The intersection of Janda Road and Minonite Road (FM 2977) witnessed nine reported crashes between 2013 and 2023, ranking second for the highest number of collisions in the area, as seen in Figure 24. The intersection is currently equipped with only one stop sign for vehicles approaching from Janda Road. Vehicles are required to come to a complete stop at this sign and are prohibited from making a turn until the roadway is clear.

The intersection faces visibility challenges, particularly for vehicles attempting to turn south onto FM 2977 from Janda Road, primarily due to overgrown trees. It can be reasonably concluded that the lack of visibility is a significant contributing factor to the elevated rate of collisions at this intersection. Increased development will likely elevate future traffic issues.

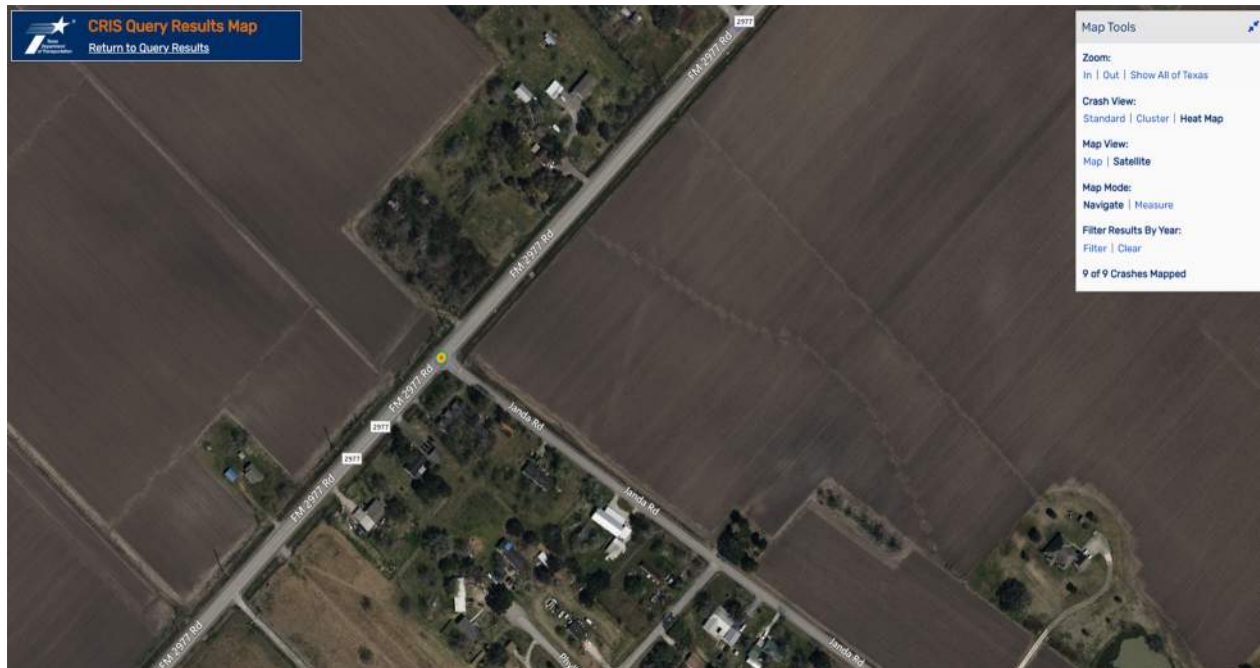


Figure 24: TXDOT CRIS Query Results Map – FM 2977 and Janda Road

Source: CRIS Query⁸

Facing southbound on FM 2977. A truck is taking a lefthanded turn onto Janda Road.



Three images captured from the perspective facing west on Janda Road where it intersects with Minonite Road (FM 2977) reveal a visibility challenge. The photographs highlight the presence of overgrown trees on the left-hand side, significantly obstructing the view of oncoming traffic, which may contribute to the difficulty in navigating the intersection safely.



Existing conditions photos courtesy of: EHRA Engineering

TXDOT is currently preparing plans to widen FM 2977 from a two-lane road to a four-lane road with raised medians.⁹ A protected traffic signal would improve the safety of this intersection and is necessary with the intersection widening to four-lanes. This project will be funded through TXDOT, however Fairchilds should stay in contact with TXDOT to ensure this intersection's needs are met and receives the proper improvements to increase safety for all users. Exhibits on Page 111 illustrate the changes proposed to this intersection. Other recommended improvements include grooming the overgrown trees and adding a traffic signal.

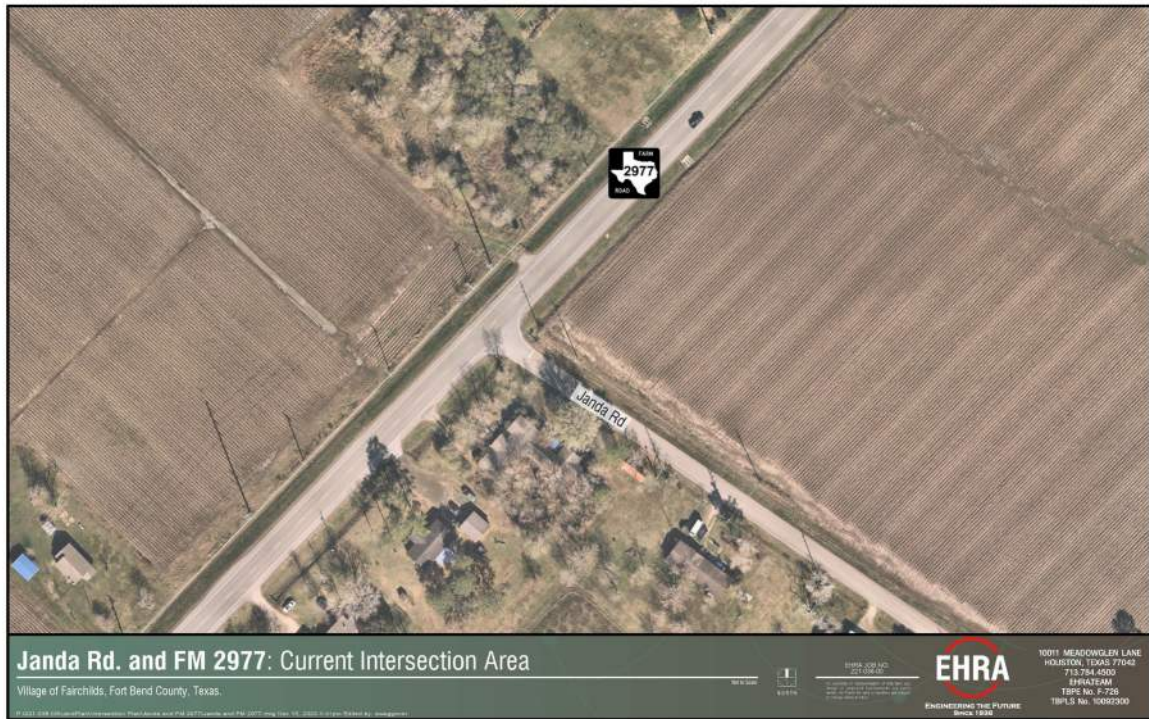


Figure 25 F.M. 2977 and Janda Road Current Intersection Area
Exhibit provided by: EHRA Engineering



Figure 26 F.M. 2977 and Janda Road Intersection Improvement
Exhibit provided by: EHRA Engineering

4.6 Future Land Use

The future land use map (FLUM) is a planning tool that predicts the intended use of land in the future, based on community needs and input as well as experience based land use assignments by the village planning consultants at EHRA who prepared this comprehensive plan.

The FLUM was generated after a deep analysis of the community needs through research, community meetings and surveys and is illustrated in Figure 27. The FLUM takes existing land use into account, combined with knowledge of future road improvements and provides a general view of how land may develop in the future. In contrast, a map of existing land use can be found in Section 5.2. The FLUM is a tool to assist elected officials in guiding development in the direction that is consistent with the input provided by the community during the comprehensive planning study. A FLUM is not a zoning map nor a proposed land use map. Zoning can only be adopted in accordance with a comprehensive plan according to Section 211.004 of the Texas Local Government Code.¹² The new land use categories indicate a thoughtful approach to accommodating various housing options and community features. Below is a brief summary of each category:

1. Estate Rural Residential:
 - Purpose: Preserving the rural character of the community.
 - Description: Allows for housing on large acre lots.
2. General Residential:
 - Purpose: Providing housing options within existing residential neighborhoods.
 - Description: Aimed at creating a more suburban feel.
3. High-Intensity Residential:
 - Purpose: Encouraging higher-density housing, including multi-family development.
 - Description: Incentivizing affordability through increased housing density.
4. Urban Mixed Use:
 - Purpose: Facilitating multiple land uses in one area.
 - Description: Allows for a mix of housing, employment, entertainment, and commercial development.
5. Neighborhood Mixed Use:
 - Purpose: Supporting diverse land uses at a neighborhood scale.
 - Description: Includes residential, commercial, entertainment, civic, municipal, and park elements within a designated area. Often associated with Master Planned Communities.

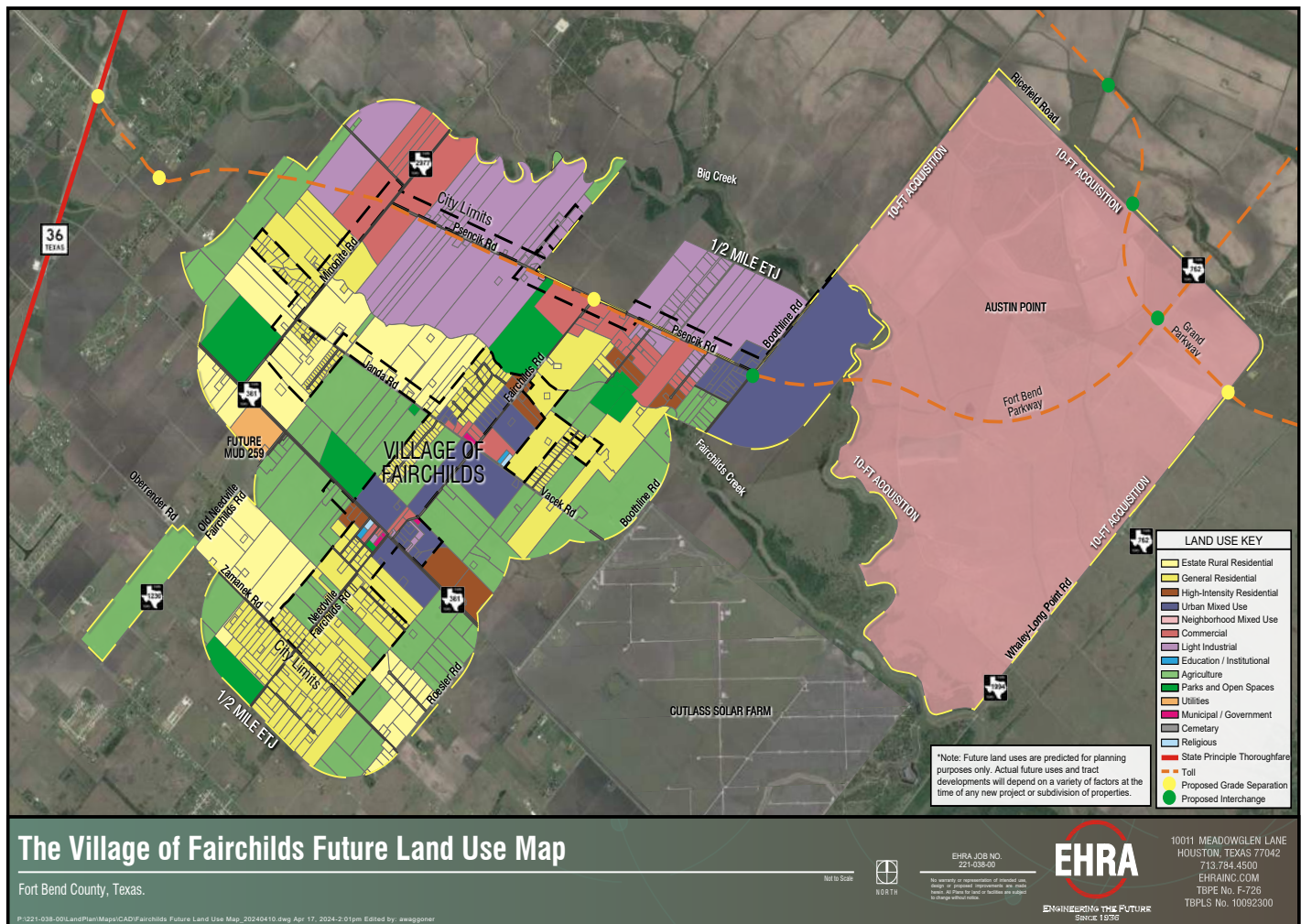


Figure 27 Village of Fairchilds Future Land Use Map
Exhibit provided by: EHRA Engineering

It should be noted that the land uses on both the existing land use map and the future land use map are colored to the extents of each individual tract as obtained from the Fort Bend County Tax Assessor's data. For example, many tracts on the maps are colored in shades of yellow which indicates either a general single-family residence or a rural estate lot. The actual lot size is significantly larger than the house footprint and most of the lot would be open space or in many cases farmed pastures. Rather than color only the part of the lot which has a house on it as yellow and the remainder in a different color (which would indicate two different land uses), the entire property is shown as one color. This is an accepted planning practice. Dividing tracts into different land use colors on a future land use map could incorrectly infer that large tracts should be subdivided. That is a decision that a property owner should make, not the result of a comprehensive land study such as this document. Thus, this explains why the FLUM continues showing land uses encapsulating the entirety of tracts as currently platted and recorded with the county tax office.

Chapter 4 Citations:

- ¹“Zone A | FEMA.Gov.” Accessed January 5, 2023. <https://www.fema.gov/glossary/zone>.
- ²“Zone AE | FEMA.Gov.” Accessed January 5, 2023. <https://www.fema.gov/glossary/zone-ae>.
- ³Our Story. “The George Foundation.” Accessed January 6, 2023. <http://www.thegeorgefoundation.org/about>.
- ⁴The George Foundation. “Community Needs Assessment, 2019,” October 9, 2019. http://www.thegeorgefoundation.org/media/resources/The_George_Foundation_Community_Needs_Assessment_Final_10.09.19.pdf.
- ⁵“Major Thoroughfare Plan | Fort Bend County.” Accessed September 18, 2023. <https://www.fortbendcountytexas.gov/government/departments/engineering/major-thoroughfare-plan>.
- ⁶Li, Qi, Rui Qian, Junfeng Gao, and Jiacong Huang. “Environmental Impacts and Risks of Bridges and Tunnels across Lakes: An Overview.” *Journal of Environmental Management* 319 (October 1, 2022): 115684. <https://doi.org/10.1016/j.jenvman.2022.115684>.
- ⁷“TPP District Traffic Web Viewer.” Accessed October 1, 2023. <https://txdot.maps.arcgis.com/apps/webappviewer/index.html?id=06fea0307dda42c1976194bf5a98b3a1>.
- ⁸“CRIS Query.” Accessed October 1, 2023. <https://cris.dot.state.tx.us/public/Query/app/home>.
- ⁹“FM 2977 from FM 762 to FM 361- Fort Bend County.” Accessed October 5, 2023. <http://txdot.gov/en/home/projects/projects-studies/houston/fm2977-fort-bend-county.html>.
- ¹⁰US Department of Transportation. “Advancing Innovating Intersection Safety Treatments for Two-Lane Rural Highways.” Federal Highway Administration, Page 1, December 2015. <https://safety.fhwa.dot.gov/intersection/stop/fhwasa16003.pdf>.
- ¹¹Wilkins, Ron. “Three Troubled Rural Intersections Getting Traffic Lights This Summer.” *Journal and Courier*. Accessed November 1, 2023. <https://www.jconline.com/story/news/local/lafayette/2020/06/06/three-rural-intersections-outside-lafayette-getting-traffic-lights/3143446001/>.



5. Economic Development Analysis



5.1 Economic Development Analysis

The primary occupation in Fairchilds is agriculture, and a comprehensive list of community-serving businesses can be found in Section 2.6. Austin Point is a proposed 4,700-acre subdivision slated to be situated within the Extraterritorial Jurisdiction (ETJ) of Fairchilds at the intersection of the Grand Parkway and Fort Bend Tollway, as depicted in Figure 28. Envisioned to comprise approximately 14,000 homes and accommodate around 50,000 residents, Austin Point is poised to exceed the current population of Fairchilds and even rival that of Rosenberg, evolving into a self-sustaining town.

The development plans for Austin Point encompass a range of amenities, including a new school, over 1,000 acres dedicated to parks and open spaces, and a commercial center designed to offer job opportunities, shopping outlets, and entertainment venues. This ambitious undertaking is anticipated to address the needs expressed in the community survey, providing new job opportunities, shopping destinations, entertainment venues, grocery stores, medical facilities, and more for the residents of Fairchilds.¹

To maximize the benefits of this new subdivision, Fairchilds should proactively engage with developers. Establishing effective communication channels and provide insights into the community's needs which will be instrumental in ensuring that the commercial districts within Austin Point align with the overarching vision and goals of the overall community. By fostering collaboration and understanding between Fairchilds and the developers, the town can shape the trajectory of growth and development in a manner that enhances the overall well-being and satisfaction of its residents.



Figure 28: Location of Austin Point Subdivision

Source: Austinpoint.com¹

Fairchilds should consider the significance of providing compelling reasons for residents and visitors to explore and engage with the town. Presently lacking a defined downtown center, there is a unique opportunity to establish a new district with convenient access for residents. FM 361 could be a promising candidate for the development of a vibrant downtown center in Fairchilds. This road is frequently traversed by residents traveling from SH 36, connecting to Boothline Road, which, in turn, links to the new Austin Point Subdivision. The visibility of this location and the concentration of current businesses at the Fairchild Road intersection makes this a suitable location for new local investment and development of small businesses.

Section 6.1.1 outlines a small area plan focusing on the revival of Fairchilds Hall, once a historical landmark in the town. This plan aims to breathe new life into this significant piece of Fairchilds' history, contributing to the creation of a charming and culturally rich downtown center. As the town evolves and attracts new residents, the resurrection of Fairchilds Hall stands as a testament to preserving the community's heritage and fostering a sense of place for both current and future inhabitants. It should be noted that the location of such a facility can and should move to where the new "center of town" eventually occurs.

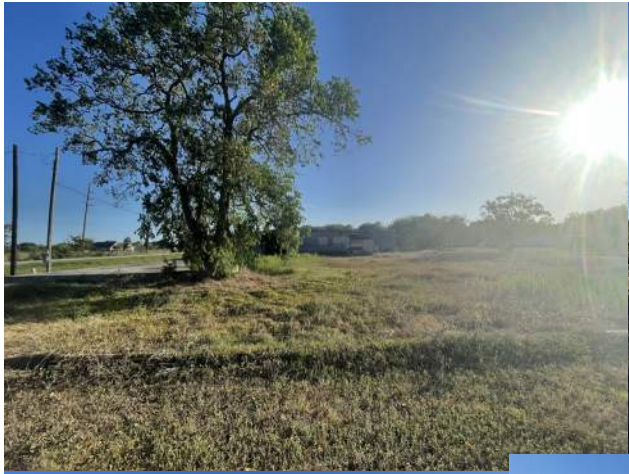
Alternatively, there is the option of locating the downtown center along Fairchilds Road between Psencik Road and FM 361, primarily around the intersection at Janda Road. The Fort Bend Parkway is anticipated to be developed along Psencik Road, making it potentially more suitable for franchise commercial and industrial uses rather than a walkable, aesthetically pleasing downtown area with local vendors. Tollways, being high-traffic thoroughfares, might not align with the characteristics desired for an inviting and pedestrian-friendly downtown district, however Fairchilds Road is a prime candidate for a new downtown district. It links to the existing downtown area along FM 361 and is poised to become a bustling corridor, given its convenient access to the new tollways and the anticipated Austin Point Subdivision.

5.1.1. Small Area Plan - Fairchilds Hall

Fairchilds Hall was erected in 1912 on a site located at the corner of F.M. 361 and Needville Fairchilds Road. Over its 87-year history, it served as a venue for dances, weddings, meetings, and various entertainment activities, becoming a cherished landmark for the community. Recognizing the historical and communal value that Fairchilds Hall once provided, there is an evident opportunity for Fairchilds to benefit from the establishment of a new events center. Currently lacking an official municipal building for meetings or business activities, the Board of Aldermen utilizes the Fairchilds Volunteer Fire Station for their monthly meetings.

A new events center could serve as a versatile hub, accommodating a range of purposes such as community meetings, entertainment events, rentable spaces for income-generating events, religious gatherings, and even emergency shelter situations. This multipurpose facility would not only meet the immediate needs of the community but also contribute to its economic and social vitality.

The photos provided offer a glimpse into the current state of the property, emphasizing the potential for redevelopment. By revitalizing this site, Fairchilds has the opportunity to create a modern, functional space that pays homage to its history while addressing contemporary needs and enhancing the overall quality of life for its residents.



*Existing conditions photos courtesy of:
EHRA Engineering*

Figures 29 and 30 depict two options for a small area plan proposal aimed at reviving Fairchilds Hall as a versatile venue in its original location. This site remains suitable as it resides at the current heart of Fairchilds' "downtown area", strategically positioned along major thoroughfares that offer excellent access to the venue.

Figure 29 presents a version that utilizes the footprint of the original building site, encompassing approximately 14,905 square feet for a single-story structure. The proposal ensures ample parking and designated handicap spaces on a commercial tract of this size. Additionally, 0.4 acres of open space are earmarked, satisfying 25% of detention requirements. The innovative suggestion involves creating a dry detention basin that serves a dual purpose, functioning as a park. This multipurpose park could potentially include amenities such as soccer or baseball fields, a playground, or an outdoor event space, adding a dynamic element to the community.



Figure 29 Fairchilds Hall Site Plan Alt 'A'
Exhibit provided by: EHRA Engineering

Figure 30 presents an alternative site plan for Fairchilds Hall, maintaining the same building footprint. In Alt 'B,' there's a distinct parking configuration that offers a few more spaces, albeit with a slightly reduced green space at 0.3 acres, dedicating 18% to detention. A noteworthy addition is an outdoor event space located north of the building, consolidating all event activities in one accessible location, whether they be indoor or outdoor events. This inclusive design ensures better accessibility for individuals with disabilities. The 0.3-acre park primarily functions for detention purposes.

Both alternatives, Alt 'A' and Alt 'B,' present viable options for the site plan of the proposed resurrection of Fairchilds Hall. The determination of the more suitable option may hinge on the amount of required detention for the site. Personal preferences concerning open space, parking, and fire lane configuration can also influence the choice. Alternatively, the option to eliminate the park space could create additional room for parking, contingent upon the specific detention requirements for the site.



Figure 30 Fairchilds Hall Site Plan Alt 'B'
 Exhibit provided by: EHRA Engineering

The property directly adjacent to the proposed site for Fairchilds Hall, situated at the corner of F.M. 361 and Needville Fairchilds Rd, has been marketed as the potential location for a new gas station. However, after further discussions with the Board of Aldermen, it has been suggested that this property might be available for sale in the future. Recognizing this opportunity, the property could serve as an optimal location for the establishment of a City Hall for Fairchilds.

The advantageous proximity to Fairchilds Hall makes this site particularly appealing. City Hall could leverage the facilities of Fairchilds Hall, including the event space and parking, as and when needed. Figure 31 illustrates Site Plan Alt 'C,' showcasing this configuration, providing a visual representation of the potential layout. This strategic arrangement not only centralizes civic functions but also fosters efficient use of resources and enhances collaboration between key community spaces. The flexibility in these alternatives allows for careful consideration of the community's needs and preferences in shaping the future of Fairchilds Hall. Furthermore, these site plans may be replicated on a different tract of similar size if desired.

Figure 31 Fairchilds City Hall
Site Plan Alt 'C'
Exhibit provided by: EHRA Engineering



Case Study – Temple Town Hall in Temple, New Hampshire

The small town of Temple, New Hampshire, with a population of 1,382 in 2020, boasts a rich history centered around the iconic Temple Town Hall. Originally constructed in 1842 as a Union Hall, the building's distinctive appearance contributed to the village's character and earned appreciation from the public. However, in 1875, it was abandoned and sold, finding new life as a meeting place for farmers. In 1889, the Union Hall was repurchased by the Town of Temple, marking the beginning of its role as a Town Hall.

This historic building has served as the heart of the rural community, hosting town forums and a variety of social functions. In 2003, a group called the “Friends of Temple Town Hall” was formed. Their mission was to revitalize this community landmark, and over the ensuing years, they successfully raised funds through town taxes, grants from HUD and LCHIP, and proceeds from fundraising events.

Through meticulous restoration efforts carried out in several phases, the Temple Town Hall has been resurrected. Today, it stands tall with its refurbished cupola, exuding a remarkable historic presence. The revitalized Town Hall now serves as a community center, providing a venue for meetings, weddings, receptions, and various civic events. This successful restoration is a testament to the town's dedication to preserving its heritage and maintaining a central gathering place that continues to play a vital role in the life of the community.



Source: templenh.org²

Below are potential funding sources that Temple, New Hampshire successfully utilized for their project, presenting valuable opportunities for Fairchilds to explore and leverage.

1. T-Mobile Grant:
 - T-Mobile provides grants to rural communities with a population under 50,000 to revitalize community features of the town.³
2. Rural Community Development Initiative Grants in Texas:
 - RCDI Grants are awarded to help community facilities and community and economic development projects in rural areas.⁴
 - Public bodies can apply.
 - Must have less than 50,000 population.
 - \$50,000 - \$500,000.
3. Community Facilities Direct Loan and Grant Program⁵:
 - Eligibility – less than 20,000 population.
 - Funds can be used to construct public facilities such as town halls, courthouses, or street improvement.
 - Grants and loans or a combination of both are available.
 - Communities of 5,500 population or less are given priority.

Texas Preservation Trust Fund Grant Program.⁶

 - State will match 1-1 on dollar amount spent.
 - Case Study: Noah Cox building
 - o A residential building was restored to a community center with grant money.
4. Texas Historical Commission - Historic Site:
 - Must be 50 years old or older and hold significant historical or cultural interest to the town's history. Must have photographs and written evidence of significance.
 - Local Designations – Board of Alderman could designate the site as a historical landmark and register under the National Register of Historic Places.^{7,8}

Chapter 5 Citations:

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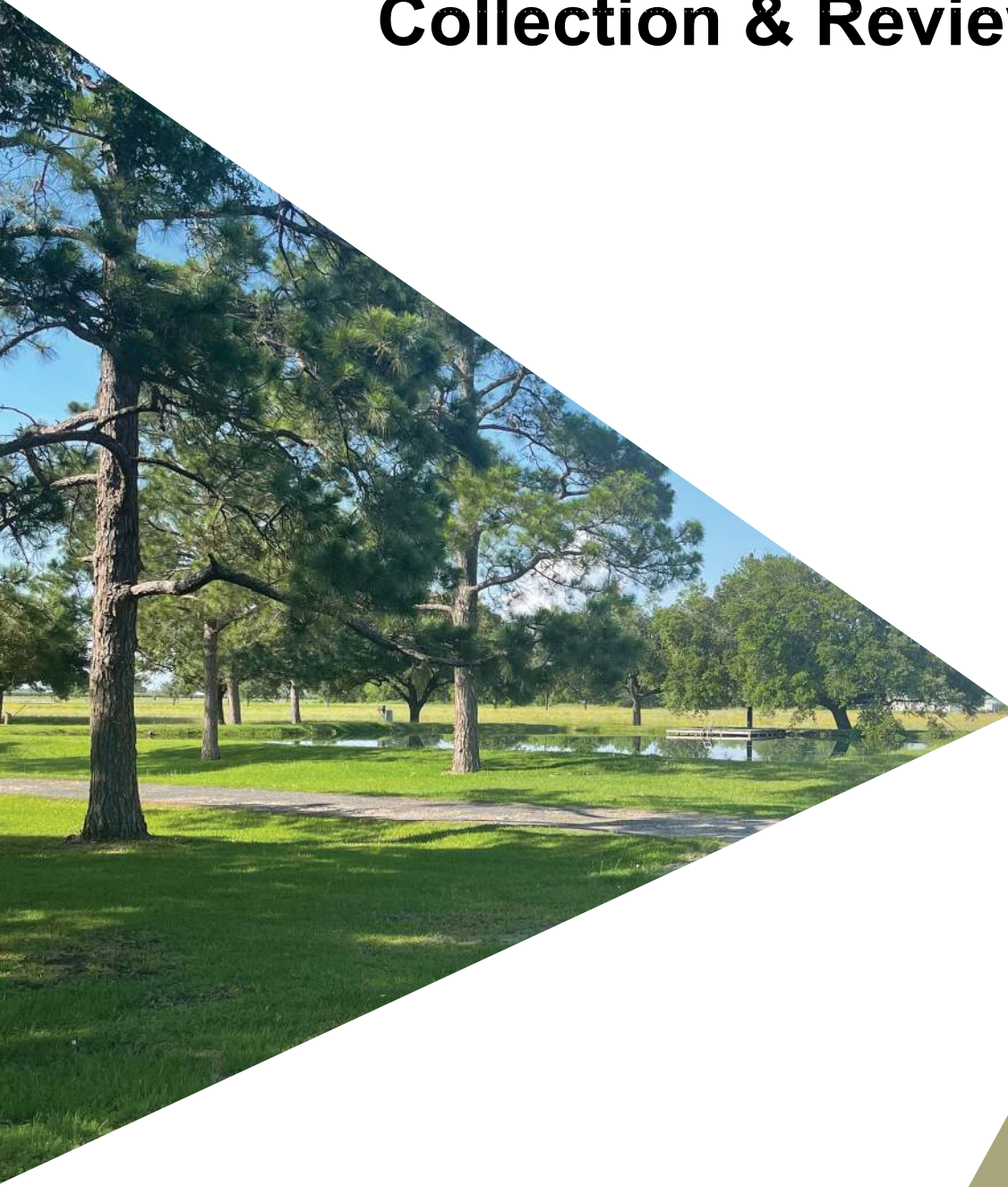
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6. Ordinances

Collection & Review



6.1 Current Ordinances Collection & Review

EHRA conducted a review of the current ordinances enacted by the Village of Fairchild. The review includes suggestions on how to strengthen current ordinances.

6.1.1. Ordinance No. 2020-1

Prohibits the placement of Mobile Homes and Manufactured Homes within the village; making an exception for the placement of manufactured homes in a manufactured home park or a manufactured home subdivision; providing procedures for the platting of manufactured home parks and manufactured home subdivisions; requiring a license to operate a manufactured home park; establishing placement permits; repealing Ordinance 2019-1 regulating recreational vehicles and replacing it with this ordinance establishing requirements for the placement of recreational vehicles within the Village; providing for definitions; establishing penalties for the violation of this ordinance.¹

6.1.2. Ordinance No. 2020-2

Flood Prevention Ordinance to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas vulnerable to floods; providing for the issuance of permits and collection of fees; therefore, and providing penalties not to exceed two thousand dollars and; repealing all other ordinances and parts of the ordinances in conflict therewith.²

6.1.3. Ordinance No. 2022-10

An ordinance extending and expanding the Village of Fairchilds Extraterritorial Jurisdiction by the request of owners of territory.³

6.1.4. Ordinance No. 2022-12

Amending Ordinance No. 2018-3, Section 1 regarding membership and replacing Section 1 with Section 2 regarding membership; establishing a planning commission pursuant to Chapter 212 of the Texas Local Government Code; establishing appointment, terms, and removal; establishing duties and powers; defining a quorum.⁴

6.1.5. Ordinance No. 2022-2

Procedures for filing with the Village development plats, and preliminary and final plats, for the development of subdivisions within the Village and within the Village's extraterritorial jurisdiction; providing for definitions; establishing building design standards; repealing Ordinance 2018-2 in its entirety and replacing ordinance 2018-2 with this ordinance; providing for penalties for violations of this ordinance.⁵

6.1.6. Ordinance No. 2022-5 through No. 2022-9

Ordinances extending and expanding the Village of Fairchilds Extraterritorial Jurisdiction by the request of owners of territory.^{6,7,8,9,10}

6.1.7. Ordinance No. 2022-4

An ordinance declaring certain noise to be a nuisance and prohibiting certain noise within the Village of Fairchilds; establishing injunctive remedy; repealing ordinances inconsistent or in conflict herewith; providing a severability clause and providing an effective date.¹¹

6.1.8. Ordinance No. 2016-2 through No. 2022-9

Ordinances annexing the hereinafter described territory to the Village of Fairchilds, Texas and extending the boundaries of said Village to include said hereinafter described property within the Village limits and granting to said territory and to all future inhabitants of said property all of the rights and privileges of other citizens and binding said future inhabitants by all of the acts and ordinances of the said Village.

6.1.9. Ordinance No. 2018-1

An ordinance for the Village of Fairchilds, Fort Bend County, Texas for the adoption of a local sales and use tax within the Village of Fairchilds at a rate of 1% under the Texas Tax Code, and Texas Administrative Code.¹²

6.1.10. Ordinance No. 2018-4

An ordinance of the Village of Fairchilds, Texas providing for a schedule of fees to be paid to the Village to the time of submitting a preliminary plat, final plat, construction plans and inspection for the development of a subdivision or site plan.¹³

6.1.11. Ordinance No. 2022-1

An ordinance of the Village of Fairchilds, Texas establishing regulations for lighting; providing for the following: Rules; standards; procedures; criminal penalties; not to exceed \$500 or civil penalties violation; repeal; severability; effective date.¹⁴

6.2 Recommended Ordinances

Section 6.2 offers recommendations for new ordinances that could benefit the community. Further recommendations were influenced by responses from community outreach exercises, public meetings, and the results from the community survey.

6.2.1. Affordable Requirement Ordinance

This ordinance can apply to residential developments of 10 or more units and requires that developers provide 10 percent of their units at affordable prices. Add mandates and incentives for developers to create affordable and family-sized units. Other examples of mandates or examples include:

- Village-owned property can be offered to developers to build lower-priced units by reducing the cost of land.
- Zone sections of the city for multi-family housing.
- The Village can offer grants and low-interest loans for critical repairs such as roof replacements and heating system.

6.2.2. Inclusionary Zoning Ordinance

Inclusionary zoning is a land use technique for developing diverse mixed-income communities by making each new residential development make a percentage of the new units affordable to targeted incomes. It offers developers a density bonus for providing an affordable housing unit that meets given standards¹⁶. Examples include:

- Homes are affordable, comparable, and representative of the overall development in which they are located.
- Affordable units shall be deed restricted for a minimum of 20 years to be sold or rented at affordable prices for low-to-moderate-income households, as defined by the U.S. Department of Housing and Urban Development.

Case Study – Mooresville, North Carolina



Source: UNC Charlotte Urban Institute¹⁵

Mooresville, North Carolina, boasts a rich history as an old railroad town founded in the 1850s and currently hosts a population of 50,193 as of 2022.¹⁵ Positioned about 25 miles north of Charlotte, Mooresville, like many small and rural communities, faces challenges concerning affordable housing.

Traditionally, issues of housing affordability are often associated with larger cities; however, Mooresville recognizes and addresses this concern despite limited resources. Notably, the town recently enacted a progressive zoning ordinance aimed at fostering higher density developments. The ordinance incentivizes developers to integrate affordable and workforce housing alongside market-rate units.

To tackle the affordability challenge comprehensively, Mooresville has undertaken various initiatives. “Efforts included reviewing zoning rules to allow for more multi-family housing, programs that provide down payment assistance to first-time homebuyers and grants to homeowners to make critical repairs, and public-private partnerships with developers.”¹⁵ In a strategic move, Mooresville is actively exploring collaborations with local nonprofits and leveraging city-owned land to attract developers willing to construct lower-priced units by mitigating land costs. An illustrative example is the city’s project involving the installation of water and sewer lines on a two-acre site. The initiative invited developers to bid for the construction of nine affordable single-family houses.

The first project under the new zoning ordinance, known as The Revere at Mooresville, is set to feature 424 apartments, with 82 designated as workforce housing units. This forward-thinking approach underscores the city’s commitment to ensuring that individuals employed in Mooresville have the opportunity to reside within the community. The town’s proactive stance towards housing affordability reflects a belief in fostering a diverse and inclusive living environment for its residents.

6.2.3. Green Infrastructure Ordinance

Green infrastructure refers to solutions that improve climate challenges by building with nature. Green infrastructure can provide multiple benefits for small, growing communities. Some challenges can include stormwater management. Heavy rainstorms can cause flooding that damages property and infrastructure. Gray infrastructure has been used historically through pipes, gutters, and tunnels. However, these systems are aging or performing under capacity. Many communities are addressing these challenges by installing green infrastructure to boost their ability to manage stormwater.¹⁷ Some examples include:

- Downspout Disconnection – reroutes rooftop drainage pipes from draining rainwater into barrels, cisterns, or permeable areas instead of storm sewers.
- Rainwater Harvesting – slows runoff by collecting rainwater through barrels for later use.
- Rain Gardens – absorb runoff and reduce stormwater pollution.
- Planter Boxes – like a rain garden which collects runoff from streets, sidewalks, and parking lots. Ideal for areas with limited space.
- Bioswales – found along curbs and in parking lots, slows and filters stormwater.
- Permeable Pavements – infiltrate, treat, and store rainwater where it falls using pervious materials.
- Green Roofs – roofs covered with growing media and vegetation that enable rainfall infiltration. Useful for dense areas.

Tree Canopies – trees absorb stormwater in their leaves and branches. Many cities have set tree canopy goals to restore benefits lost when areas are developed. Homeowners, businesses, and community groups can participate in planting and maintaining trees throughout the urban environment.¹⁷

6.2.4. Tree Ordinance

A Tree Ordinance serves as an effective policy tool for managing land use by establishing regulations and guidelines for the preservation, planting, and removal of trees within a jurisdiction. A key aspect for this type of ordinance is the ability to designate specific zones where tree preservation is mandated, influencing the types of development that occur in those areas.

For instance, if a city aims to discourage industrial land uses in a particular zone, it can implement strict guidelines for tree preservation. By doing so, the city creates hurdles for unwanted businesses, making it less attractive for them to establish themselves in that area.

Conversely, zones with less stringent guidelines for tree preservation can be created to incentivize desired development. This flexibility allows the city to tailor its approach to different areas, promoting sustainable growth while safeguarding its tree canopy.

Provisions for a tree ordinance can include¹⁸:

1. **Tree Preservation:** Requirements for safeguarding a certain percentage of existing trees on properties during development, which could involve protection zones, where construction activities are restricted and guidelines for proper tree care.
2. **Tree Planting:** Mandates for planting a certain number or type of trees when developing or renovating a property. This can help maintain or increase the tree canopy cover in an area.
3. **Tree Removal:** Regulations governing the removal of trees, including the necessity to obtain permits before removing trees beyond a certain size or quantity. The ordinance can specify conditions under which tree removal is permissible, such as for safety reasons or if the tree is dead or diseased.
4. **Tree Replacement:** Guidelines for replacing trees that have been removed with one or more tree of a specified size or species, and location of replacement trees. This helps mitigate the loss of tree cover and maintain ecological balance.
5. **Fee in Lieu:** Developers may have the option to pay a fee instead of meeting tree removal requirements.
6. **Penalties for Violations:** The ordinance should outline penalties for violations such as fines or restoration requirements for illegally removed trees. Regular inspections and monitoring can ensure compliance with the ordinance.

By incorporating these provisions, a tree ordinance provides a framework for balancing development goals with environmental preservation, ensuring that land use decisions align with the community's values and long-term sustainability objectives.

Chapter 6 Citations:

¹ Google Docs. “2020-1 Mobile-Mfg Homes.Pdf.” Accessed January 9, 2023. https://drive.google.com/file/d/1FM9rWiUjsWTT4xjR9I6hrmDGiWNOGR-x/view?usp=drive_web&usp=embed_facebook.

² Google Docs. “2020-2 Flood Damage Prevention Ordinance.Pdf.” Accessed January 9, 2023. https://drive.google.com/file/d/1x7SZrkh4757csf3puWSkgSpw13zGJlxg/view?usp=drive_web&usp=embed_facebook.

³ Google Docs. “2022-10 ETJ Ordinance_Petition Austin Poin-Exec.Doc.Pdf.” Accessed January 9, 2023. https://drive.google.com/file/d/1T29582kXXbnSk3nDzfTpOhUQ0ITEqEt/view?usp=drive_web&usp=embed_facebook.

⁴ Google Docs. “2022-12 Amended Planning Commission Ordinance.Pdf.” Accessed January 9, 2023. https://drive.google.com/file/d/1qiOeLjr1nDDKYrPuMORCKTaCDQJnQ8E/view?usp=drive_web&usp=embed_facebook.

⁵ Google Docs. “2022-2 Fairchilds Subdivision Ordinance-Recorded.Pdf.” Accessed January 9, 2023. https://drive.google.com/file/d/1AUQ135awXEJNOZCEW2m00lbaEYYP7dVR/view?usp=drive_web&usp=embed_facebook.

⁶ Google Docs. “2022-5 ETJ Ordinance_Petition Austin Poin-Exec.Doc.Pdf.” Accessed January 9, 2023. https://drive.google.com/file/d/1wMuGAlbuhaSkt4lWxTRmehJU2dYP_imJ/view?usp=drive_web&usp=embed_facebook.

⁷ Google Docs. “2022-6 ETJ Ordinance_Petition Austin Poin-Exec.Doc.Pdf.” Accessed January 9, 2023. https://drive.google.com/file/d/1NRWUMI5YMJbdlzQDfU2btsW4yI6yf4nO/view?usp=drive_web&usp=embed_facebook.

⁸ Google Docs. “2022-7 ETJ Ordinance_Petition Austin Poin-Exec.Doc.Pdf.” Accessed January 9, 2023. https://drive.google.com/file/d/1nIRV_roFePfuJSZMm2343EK98ZDw2TKG/view?usp=drive_web&usp=embed_facebook.

⁹ Google Docs. “2022-8 ETJ Ordinance_Petition Austin Poin-Exec.Doc.Pdf.” Accessed January 9, 2023. https://drive.google.com/file/d/1eetzOEmMWaBc_z6YJ_dPmppapwwKZmcy/view?usp=drive_web&usp=embed_facebook.

¹⁰ Google Docs. “2022-9 ETJ Ordinance_Petition Austin Poin-Exec.Doc.Pdf.” Accessed January 9, 2023. https://drive.google.com/file/d/1oG5J0Jbcp-roxdtKpq3Gu11f7OWiNcFG/view?usp=drive_web&usp=embed_facebook.

¹¹ Google Docs. “2202-4 Ordinance- Noise.Pdf.” Accessed January 10, 2023. https://drive.google.com/file/d/17h_LY2cYWKezcMQx4w1ETUjxvFJZauF/view?usp=drive_web&usp=embed_facebook.

¹² Google Docs. “Ordinance 2018-1 Sales Tax.Pdf.” Accessed January 10, 2023. https://drive.google.com/file/d/1qjD3CvR_2QST5j-Jjaahwa8IZOF5l0RU/view?usp=drive_web&usp=embed_facebook.

¹³ Google Docs. “Ordinance 2018-4 Fee Schedule.Pdf.” Accessed January 10, 2023. https://drive.google.com/file/d/1TwdywBqLzhm4Dem02YNcsV7q5PhPiD_/view?usp=drive_web&usp=embed_facebook.

¹⁴ Google Docs. “Ordinance 2022-1 Lighting.Pdf.” Accessed January 10, 2023. https://drive.google.com/file/d/1_Su_iRVvM6PQSDtTmzrkQlRA4i4ysDml/view?usp=drive_web&usp=embed_facebook.

¹⁵ Mae, Israel. “Small Towns and Rural Communities Seek to Boost Affordable Housing.” UNC Charlotte Urban Institute, November 15, 2019. <https://ui.charlotte.edu/story/small-towns-and-rural-communities-seek-boost-affordable-housing>.

¹⁶ Office of Planning. “Inclusionary Zoning.” DC.gov. Accessed January 10, 2023. <https://planning.dc.gov/inclusionaryzoning>.

¹⁷ N.A. “What Is Green Infrastructure?” Overviews and Factsheets. EPA, March 31, 2022. <https://www.epa.gov/green-infrastructure/what-green-infrastructure>.

¹⁸ International Society of Arboriculture. “Guidelines for Developing and Evaluating Tree Ordinances,” October 31, 2001. https://www.isa-arbor.com/education/resources/educ_TreeOrdinanceGuidelines.pdf.



7. Implementation Plan

Execution Strategy



7.1 Execution Strategy

The Comprehensive Plan and policy framework are a reflection of the Village of Fairchilds vision. In order to meet and fulfill the goals laid out in this plan, the plan needs to be implemented. The Comprehensive Plan is a living document and meant to be visited and revised as necessary to stay in line with the community vision, and adapt to changes over time.

7.1.1. Plan Maintenance

To help evaluate Fairchilds progress, an agreed upon timeframe is needed. The Implementation Table contains information regarding the suggested time frame for each of the action types, separated into four categories:

1. Short-term: 0 - 3 years
2. Medium-term: 3 - 6 years
3. Long-term: 6 - 10 years
4. Continuous ("On-going")

7.1.2 Action Types

Capital Project Program: This action type means there will need to be an investment in order to achieve the goal of the action item.

Regulation or Standard: This action type refers to local policies or ordinances that can be adopted as a part of the County or City standards.

Partnership or Collaboration: This action type requires partners or coordination with other agencies, organizations, or companies in order to achieve goals.

7.1.3 Action Leaders

To build a better community for the Village of Fairchilds, the following is a list of action leaders that can assist with the execution of certain action types, maintain transparency, and create consistency across all associated departments and organizations to ensure the success of the action type.

Action leader entities are as follows:

CS: City Staff, Secretary, Administration

BOA: Board of Alderman

BUS: Businesses and stakeholders

CE: Code Enforcement

COC: Chamber of Commerce

EDC: Economic Development Corporation

FBC: Fort Bend County

FD: Fire Department

ISD: School Districts

PD: Police Departments





PO: Property Owner

TETRA: Texas Equestrian Trail Riders Association

UT: Utilities

7.1.3 Funding Options

Funding options are recommended for policies within Section 3.6 Policy Framework.

3.6.1 Land Use	On-going	Short term	Medium term	Long term	Capital Project	Regulation or Standard	Partnership or Collaboration	1  Primary Action Type 2  Secondary Action Type		
	Action				Timeframe		Action Type		Action Leaders	Funding
	Policy 3.6.1.1: Manage unwanted land uses within Fairchilds									
	Action: 3.6.1.1.1:									
	Evaluate zoning as a solution to managing unwanted land uses including light and heavy manufacturing, warehouse distribution, mobile parks, multi-family dwelling units.			X					BOA, BUS, CE, PO	
Action: 3.6.1.1.2.:										
Utilize Municode codification services.	X							CS, BOA		

3.6.2 Environment	On-going	Short term	Medium term	Long term	Capital Project	Regulation or Standard	Partnership or Collaboration	1 <input checked="" type="checkbox"/> Primary Action Type 2 <input type="checkbox"/> Secondary Action Type	
Action	Timeframe				Action Type			Action Leaders	Funding
Policy 3.6.2.1: Manage unwanted land uses within Fairchild's									
Action: 3.6.2.1.1.: Convert vacant and abandoned property into parks, open space, or wildlife preservation.		X			<input type="checkbox"/>		<input checked="" type="checkbox"/>	BOA, PO	
Action: 3.6.2.1.2.: Implement Transfer of Development Rights (TDR) Program.	X					<input type="checkbox"/>	<input checked="" type="checkbox"/>	BOA, BUS, FBC, PO	Banking TDRs, TDRs from public bid process
Action: 3.6.2.1.3.: Create a walking and equestrian trail network.		X			<input checked="" type="checkbox"/>		<input type="checkbox"/>	BOA, FBC, PO, TETRA	Texas Parks and Wildlife Commission Grants, Recreational Trails Program (RTP), Texas Equestrian Trail Riders Association (TETRA).
Policy 3.6.2.2: Mitigate flooding and drainage challenges									
Action: 3.6.2.2.1.: Conduct a drainage analysis study.		X			<input checked="" type="checkbox"/>			BOA, FBC	Rural Water Assistance Fund (RWAF), Texas Water Development Fund (DFund)
Action: 3.6.2.2.2.: Pass development guidelines that meet low impact development (LID) standards.	X					<input checked="" type="checkbox"/>		BOA, CE	
Policy 3.6.2.3: Protect air, soil, and water (streams and groundwater quality)									
Action: 3.6.2.3.1.: Pass land use controls, regulations, and permits to protect air, soil, and water quality.	X					<input checked="" type="checkbox"/>		BOA, CE	Clean Water State Revolving Fund (CWSRF), Drinking Water State Revolving Fun (DWSRF), 319 Grant Program
Action: 3.6.2.3.2.: Partner with the Fort Bend County Landfill to work towards solutions to curb odor and fires.	X					<input type="checkbox"/>	<input checked="" type="checkbox"/>	BOA, BUS, CE, FBC	Office of Land and Emergency Management Grants and Funding US EPA
Action: 3.6.2.3.3.: Pass regulations in regards to solar panel businesses to make sure they are following protocol when installing farms to meet safety standards.	X					<input checked="" type="checkbox"/>		BOA, BUS, CE, FD	

3.6.3 Infrastructure	On-going	Short term	Medium term	Long term	Capital Project	Regulation or Standard	Partnership or Collaboration	1 <input checked="" type="checkbox"/> Primary Action Type 2 <input type="checkbox"/> Secondary Action Type	
	Action	Timeframe			Action Type			Action Leaders	Funding
Policy 3.6.3.1: Improve roadway and traffic conditions									
Action: 3.6.3.1.1.:									
Follow the recommendations under the thoroughfare plan on page 88.	X				<input checked="" type="checkbox"/>			BOA, PO, FBC	
Action: 3.6.3.1.2.:									
Follow the recommendations under the intersection improvement plan on page 94.	X				<input checked="" type="checkbox"/>			BOA, PO, FBC	
Action: 3.6.3.1.3:									
Repair current streets and construct safer streets for all ages and abilities.				X	<input checked="" type="checkbox"/>			BOA, PO, FBC	Rural Surface Transportation Grant Program, Rural Opportunities to Use Transportation for Economic Success (ROUTES), Surface Transportation Block Grant Program, Strengthening Mobility and Revolutionizing Transportation (SMART) Grant Program, Rebuilding America's Infrastructure with Sustainability and Equity (RAISE)
Action: 3.6.3.1.4.:									
Create a transportation strategy to create access to employment and education.	X					<input type="checkbox"/>	<input checked="" type="checkbox"/>	BOA, FBC, BUS	Kellogg Foundation
Policy 3.6.3.2: Strengthen utility services within Fairchild's									
Action: 3.6.3.2.1.:									
Identify what type of network will best accomplish community's goals for high speed internet, cable, and phone service and select a provider to install infrastructure.		X			<input checked="" type="checkbox"/>		<input type="checkbox"/>	BOA, PO, BUS, FBC, UT	The Broadband Access and Equity Development (BEAD) Program
Action: 3.6.3.2.2.:									
Expand water & wastewater facilities through developer agreements to meet demand.	X				<input type="checkbox"/>		<input checked="" type="checkbox"/>	BOA, PO, BUS, FBC, UT	Developer Agreement
Policy 3.6.3.3: Improve emergency services within Fairchild's									
Action: 3.6.3.3.1.:									
Work with Fort Bend County to incorporate the Village of Fairchild's into an Emergency Services District.		X					<input checked="" type="checkbox"/>	BOA, FBC, PD, FD	

3.6.4 Housing	On-going	Short term	Medium term	Long term	Capital Project	Regulation or Standard	Partnership or Collaboration	1 <input checked="" type="checkbox"/> Primary Action Type 2 <input type="checkbox"/> Secondary Action Type	
Action	Timeframe				Action Type			Action Leaders	Funding
Policy 3.6.4.1: Encourage market rate affordable housing in Fairchilds while preserving large lot sizes.									
Action: 3.6.4.1.1.: Pass regulations that will result in more market rate affordable housing options within new subdivisions.	X					<input checked="" type="checkbox"/>		BOA, CE	Rural Rental Housing Loans (Section 515 of HUD)
Action: 3.6.4.1.2.: Pass regulations that will require a desired percentage of 1-2 acre lots in each new subdivision.	X					<input checked="" type="checkbox"/>		BOA, CE	
Action: 3.6.4.1.3.: Pass regulations that will protect property values	X					<input checked="" type="checkbox"/>		BOA, CE	
Action: 3.6.4.1.4.: Develop affordable senior housing options so senior residents can "age in place" near transportation hubs.				X		<input checked="" type="checkbox"/>		BOA, PO, FBC	Volunteers of America (VOA), LIHTC (low-income housing tax credit), Area Agencies on Aging (AAA), Texas Health and Human Services Commission (HHSC)

3.6.5 Community Facilities	On-going	Short term	Medium term	Long term	Capital Project	Regulation or Standard	Partnership or Collaboration	1 <input checked="" type="checkbox"/> Primary Action Type 2 <input type="checkbox"/> Secondary Action Type		
Action	Timeframe				Action Type			Action Leaders	Funding	
Policy 3.6.5.1: Create more opportunities, events, and activities for senior citizens to enjoy.										
Action: 3.6.5.1.1.:										
Implement community-based services such as on-demand transportation.		X					<input checked="" type="checkbox"/>	BOA, BUS, FBC	The Medical Transportation Program, U.S. Department of Transportation Enhanced Mobility of Seniors and Individuals with Disabilities (Section 5310), Human Services Commission (HHSC), Fort Bend Transit	
Action: 3.6.5.1.2.:										
Follow the recommendations under the Fairchilds Hall Small Area Plan on page 118.		X				<input checked="" type="checkbox"/>	<input type="checkbox"/>	BOA, BUS, PO, FD, EDC, COC	T-Mobile Grant, Rural Community Development Initiative Grant (RCDI), Community Facilities Direct Loan and Grant Program, Texas Preservation Trust Fund Grant Program, Texas Historical Society Grants	
Policy 3.6.5.2: Improve access to food (grocery stores, bakeries, restaurants)										
Action: 3.6.5.2.1.:										
Create incentives to attract businesses such as a grocery store and restaurants to Fairchilds.	X					<input checked="" type="checkbox"/>	<input type="checkbox"/>	BOA, BUS, PO, EDC, COC, FBC		
Action: 3.6.5.2.2.:										
Build and manage a community garden.	X						<input checked="" type="checkbox"/>	BOA, PO		
Action: 3.6.5.2.3.:										
Host a weekly or bi-weekly farmers market in town.	X						<input checked="" type="checkbox"/>	BOA, BUS, PO, EDC, COC, FBC		
Policy 3.6.5.3: Create more facilities within the city limits of Fairchilds so residents don't need to travel as far for basic needs										
Action: 3.6.5.3.1.:										
Identify a tract of land that is in a suitable location to set up a post office.			X		<input checked="" type="checkbox"/>		<input type="checkbox"/>	BOA, BUS, PO, EDC, COC, FBC		
Action: 3.6.5.3.2.:										
Identify a tract of land that is in a suitable location to set up a church.			X				<input checked="" type="checkbox"/>	BOA, BUS, COC, PO, FBC,		
Action: 3.6.5.3.3.:										
Identify a tract of land that is in a suitable location for a medical clinic.			X				<input checked="" type="checkbox"/>	BOA, BUS, PO, EDC, COC, FBC		

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HEALTH AND SAFETY CODE CHAPTER 71
FBC HISTORICAL COMMISSION
FB-0093

