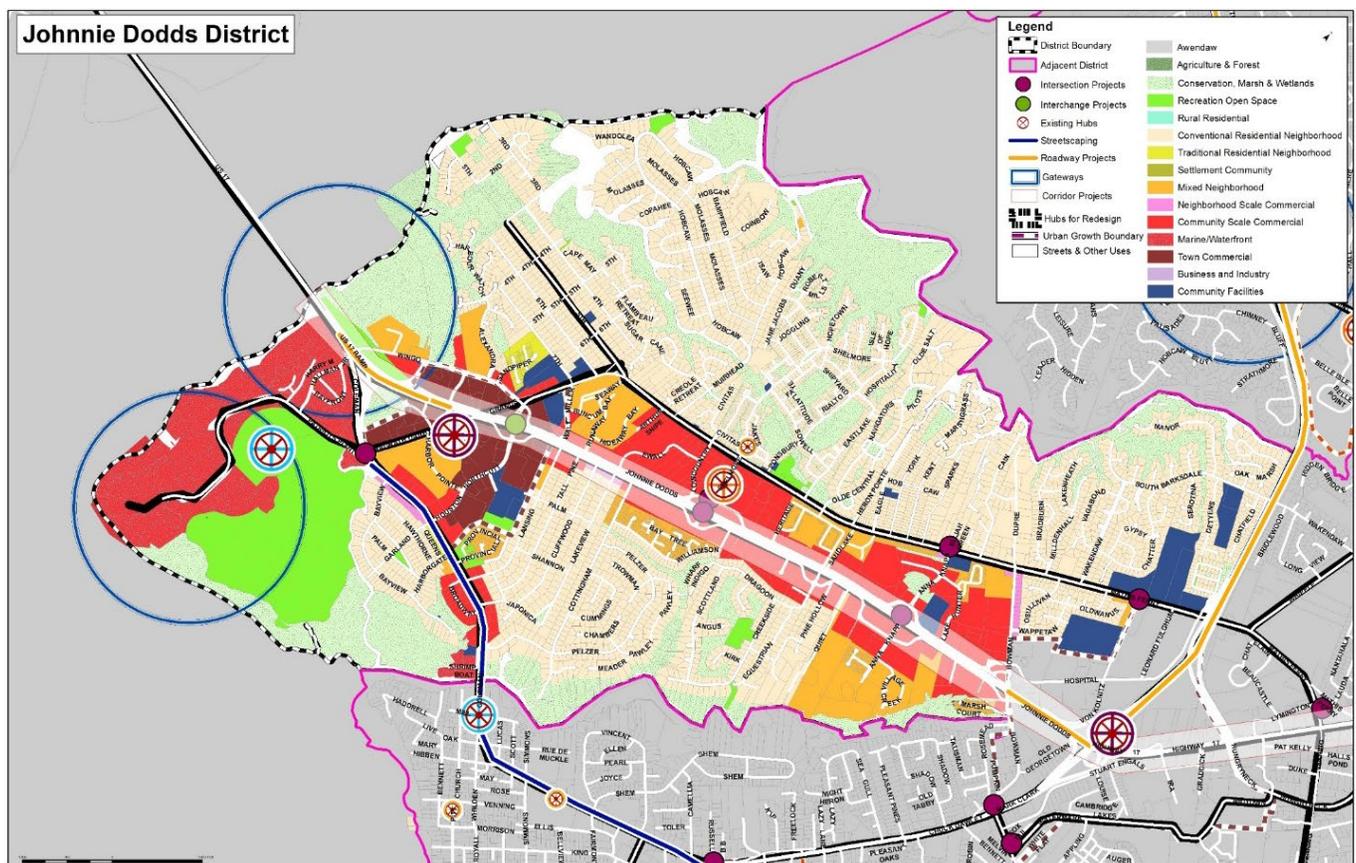


### District Plans

For discussion of issues at the district level, the planning area has been divided into 8 sub areas based upon geographic proximity and traffic patterns. Community character and issues are felt most keenly at this local level. These districts were created to best address the local needs of the individual parts of town.

The district plans illustrate recommended future land use, transportation features, landmarks and areas of interest or concepts important to that district. The recommendations are derived directly from the public input gathered in the first two public open houses and through the continued work of the Plan Forum to address these topics.



### ❖ Johnnie Dodds District

The Johnnie Dodds District is centered on Highway 17 from the Bridges to I-526, and includes the Mathis Ferry Road corridor, as well as Patriots Point and Coleman Boulevard to Shem Creek. Within this District, recommendations focus on appropriate ways to address development and redevelopment along commercial corridors and at major gateway and focal point locations (the Houston Northcutt hub and Patriots Point waterfront gateway, specifically). This might include identifying possible future

roadway connections to improve traffic flow. Management of the Shem Creek area is also a focus, protecting its iconic nature, public access and water quality.

## Recommendations

1. Require development along Johnnie Dodds Boulevard to be primarily community focused and of a medium scale (2-3 story) to complement existing businesses and structures along this route.
2. Redevelopment opportunities along Johnnie Dodds Boulevard should incorporate a mix of uses to allow for greater diversity and employment/shopping opportunities for residents.
3. Require development along Coleman Boulevard to be of a community focus, but of a small-medium scale to relate to existing development. This should be typically 2 story, possibly stepping back to 3, depending on design and location. Walkability, local business support and activity areas along Coleman are key to the character of this part of town.
4. Develop plans for the Houston Northcutt hub where the focus of any redevelopment should be on planning for a mix of uses in a design that would promote walkability and vibrancy in this part of town, while improving the tax base and employment opportunities.
5. Create a special area plan for development at Patriot's Point to ensure a cohesive design scheme, mix of uses, addressing of traffic concerns, access to recreational resources, and public access to the entire waterfront.
6. Create roadway connections between subdivisions to improve overall network connectivity and create new connections between Mathis Ferry Road and the Frontage Road along Johnnie Dodds Boulevard.
7. Manage the Shem Creek area to protect its iconic mixture of recreational, commercial and industrial uses. Proactive planning for the continuation of traditional water-dependent uses and management of visitors is vital to the balance and character of the area.
8. Continue to pursue opportunities for increased public access (including possible water taxi) to Shem Creek.
9. Actively coordinate with MPW to connect septic-served properties to public sewer within the Shem Creek drainage area.

**DRAFT COMPREHENSIVE PLAN REFERENCE: P. 117 (P. 5-23)**

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