



Land Use Section

When members of the community think of Webster, they may envision the many restaurants, businesses, hospitals, hotels, nightlife, or signature corridors, as the City is commercially positioned, unique, and diverse. Certainly, Webster is famous for its top-notch retail, dining, and entertainment venues, cutting-edge high-tech companies, and a tremendous medical sector. But Webster is home, also, to a variety of multifamily and single-family residences, as well.

As the City of Webster has always been focused on the future as depicted in the City's motto of being "Linked to the Future," this section of the comprehensive plan is about planning for the future – future land uses and analyzing past practices or trends.

The City's character is significantly impacted by the utilization of land within its boundaries. Adherence to land use goals ensures that development occur in a desirable way. The City manages its land through regulations, invests in public infrastructure, and fosters public-partnerships. This chapter examines land use and provides direction for land use and development.

4.1 — Introduction

Land use planning is defined as an activity that seeks to order, designate, and regulate current and future development of land within the municipality. Land use planning entails a systematic assessment of land uses that analyzes existing development and provides a vision for future possibilities. As the land use plan is a chapter of the Comprehensive Plan, its goal is to propel the City forward by fostering attractive, healthful, and vibrant environments for present and future generations and includes a map that displays the land use designation in a stylized format.

While the land use plan addresses current designations and intensities of land uses, including residential, commercial, industrial, parks and open space, and public, the future land use plan and map serve as a guide for public, private, and legal policy— affecting ordinances, impacting programs, and directing development.

WEBSTER IS COMPRISED OF A MIX OF RESIDENTIAL, MEDICAL, HOSPITALITY, OFFICE AND COMMERCIAL PROPERTIES.



- L TO R
- TOWNHOMES AT EDGEWATER
 - HOME IN EDGEWATER
 - HILTON GARDEN INN



- L TO R
- HARBOR FREIGHT TOOLS AT POINT NASA SHOPPING CENTER
 - CHEDDARS CASUAL CAFE
 - GALAXY II OFFICE BUILDING



- L TO R
- CLEAR LAKE REGIONAL MEDICAL CENTER'S HEART AND VASCULAR HOSPITAL
 - MEDICAL OFFICE
 - LOBBY OF BAY AREA REGIONAL MEDICAL CENTER



4.2 — Future Land Use Designations

Future land use designations serve as the principle tool in guiding zoning districts within the City and encompass residential, commercial, and industrial districts. (Table 4.1 and Figure 4.1)

4.2.1 — Residential

The three types of residential land use designations are based on density (amount of development within a given area and dwelling units per acre) and consist of low density, medium density, and high density.

Low Density Residential

This designation describes single-family detached residences with a maximum density of six dwelling units per acre. Low density residential affords property owners the ability to establish a large front and rear yard as compared to the higher density residential districts. Current examples of low density residential within Webster include Green Acres and Webdale/Old Town Site.

Medium Density Residential

This designation encompasses single-family homes, townhomes, and patio homes with a maximum density of 12 units per acre. This residential district provides a higher density, while incorporating community features such as pools, pocket or neighborhood parks, fitness centers, and landscaped common areas. There are many examples of medium density residential in Webster, such as Brad Court, Edgewater Townhomes, Camino Park Condominiums, and Egret Oaks Townhomes.

High Density Residential

This designation is for apartments and condominiums with a density that exceeds 12 units per acre. Typically, these apartment or condominium projects are located near major roadways that provide adequate access for this type of residence. Webster has largely been developed with high density residential apartments and condos, such as Baystone Apartments, Capital Estates, Solano Apartments, and the Villas at Edgewater.

4.2.2 — Commercial

The two types of commercial land use designations are based on intensity, traffic counts, and adjoining uses and consist of neighborhood commercial and general commercial.

Neighborhood Commercial

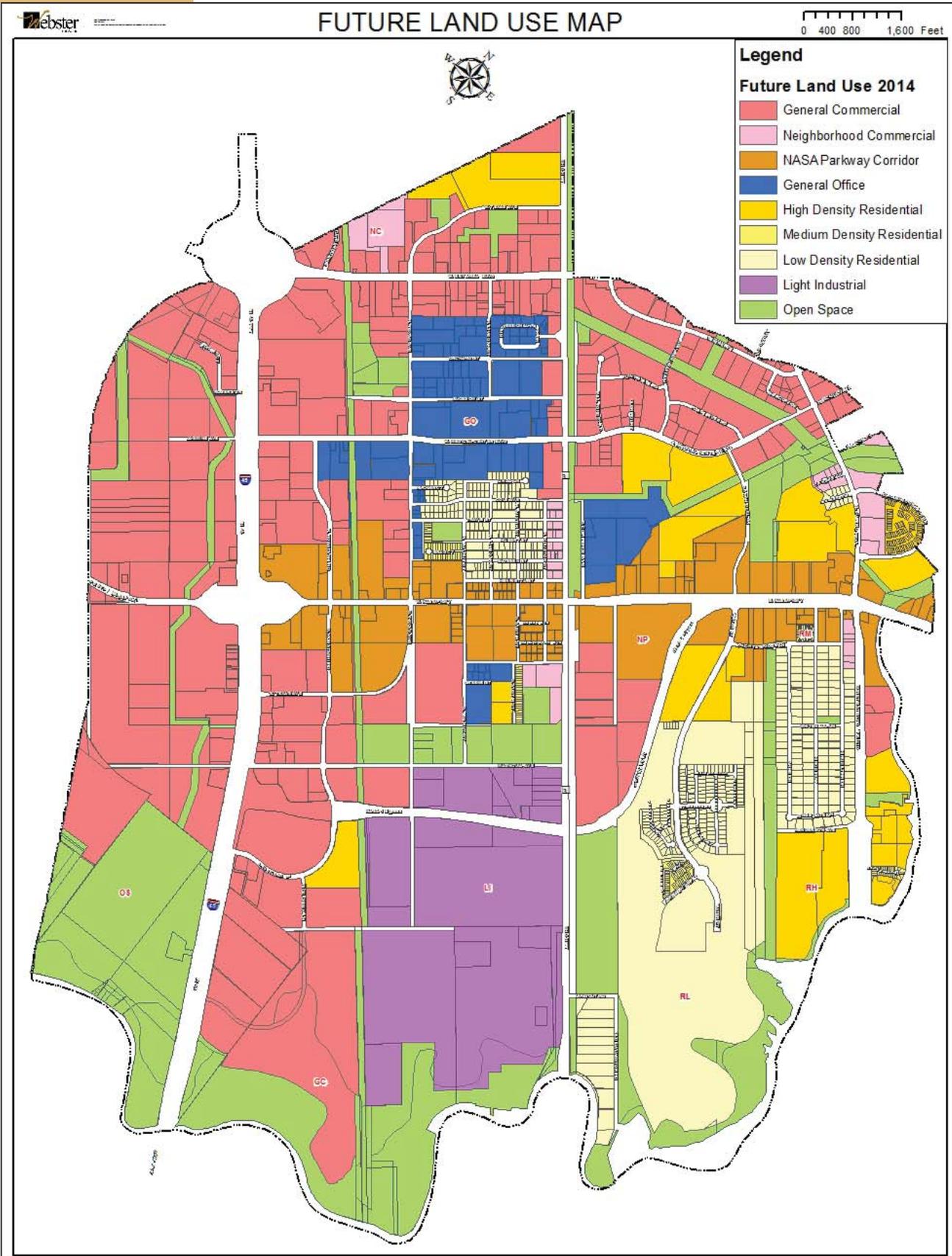
As its name connotes, neighborhood commercial encompasses low intensity commercial uses that complement adjoining or neighboring residential development. Neighborhood commercial consists of retail, office, and professional services—low intensity uses that are not overly noisy, pungent, or industrial-oriented. Neighborhood commercial uses include financial offices, medical offices, restaurants, boutiques, and nail salons. Examples of neighborhood commercial are restaurants, such as Ichibon Steak & Sushi and Subway, and retail, such as Office Depot and Half-Price Books, which border a busy corridor but are positioned in front of residential development.

TABLE 4.1:
LAND USE DESIGNATIONS

Future Land Use Designation	Description	Existing Zoning Correlation
Low Density Residential	Single-family detached dwellings up to six dwelling units per acre	R-1, R-1A, & PD
Medium Density Residential	Single-family detached dwellings, duplexes, or townhomes up to 12 units per acre	RM*, PD
High Density Residential	Apartments and condo projects at more than 12 units per acre	R-2, PD
NASA Parkway	Combination of commercial uses and residential uses that promote a “town-center” style of development along the iconic street of NASA Parkway	NP, PD
Neighborhood Commercial	Commercial uses that are compatible with surrounding development, including single-family residential	C-1, PD
General Commercial	Commercial uses for areas located on major roadways	C-2, PD
General Office	Land use dedicated to office and supporting office uses and medical office uses, which include research and development laboratories and the manufacturing of medical related products	O, PD
Light Industrial	Industrial land use for manufacturers of products that do not have a significant environmental impact	C-3, M-1, and PD
Heavy Industrial	Industrial land use for manufacturers of chemicals, oil refiners, concrete plants, and other uses that have significant environmental impacts on adjacent properties	M-2, PD

* - It is recommended that a zoning district be created for medium density residential (RM).

FIGURE 4.1:
FUTURE LAND USE MAP



A COMPREHENSIVE PLAN SHALL NOT CONSTITUTE ZONING REGULATIONS
OR ESTABLISH ZONING DISTRICT BOUNDARIES.

General Commercial

The general commercial designation is for areas that accommodate retail, dining, entertainment, hospitality, and service venues for the region. As Webster features three miles of Interstate 45, shopping centers and businesses along this artery are of vital importance to the municipality's economic vitality and operations. Another example of existing general commercial in Webster is the Bay Area Boulevard corridor with its array of restaurants, like Carrabba's, Outback Steakhouse, and Angelo's, along with hotels, such as Holiday Inn, and six-story office complex, Bay Plaza. As Bay Area Boulevard accommodates 100,000 vehicles daily, a variety of businesses enjoys the high traffic counts and excellent exposure that this general commercial artery affords.

4.2.3 — Office Land Use Designation

Office

The office land use designation accommodates offices, hospitals, medical, and professional services. This district is positioned primarily on secondary streets and is suitable for close proximity to residential neighborhoods. Examples of office and professional land uses include Clear Lake Regional Medical Center, Deke Slayton Cancer Center, and Farmers Insurance.

4.2.4 — Industrial Land Use Designations

Light Industrial

The light industrial land use designation is for low intensity industrial uses and activities, as opposed to heavy industrial enterprises. Light industrial uses include automotive services, manufacturing, warehousing, research and development facilities, and other commercial activities that are not considered heavy polluters or noise emitters. Examples of light industrial within Webster include the automotive shops at the intersection of Highway 3 and Magnolia, such as Benson's Wheel Alignment or AAMCO Transmissions. Certain light industrial uses can be located in close proximity to residential, although this is not an ideal scenario, as most industrial facilities lack aesthetic appeal. An example of an existing nonconforming light industrial sector in Webster includes more than 25 acres on the west side of I-45 along NASA Parkway.

Heavy Industrial

The heavy industrial land use designation is for intensive industrial uses, which are incompatible with most land uses—especially residential, parks, and open space. While the City does not solicit heavy industrial businesses, such as concrete plants, chemical plants, large-scale manufacturing facilities, chemical storage facilities, power generating plants, or food-processing plants, Webster has a concrete plant, acres of chemical storage tanks, and remnants of a power generating facility. Additionally, Webster has heavy industrial high-wire structures—all of which are unsightly and, therefore, hinder beneficial development in the targeted sectors.

4.2.5 — Mixed-Use Designation

Mixed Use

The mixed-use designation combines certain uses to create aspects of a “work, live, shop, and play” development. Most often, mixed-use features residential, retail, and office components. The NASA Parkway District designation is one of the mixed-use districts in the City, as the east-west corridor is intended to be reinvigorated as thematically-unified and pedestrian-friendly with restaurants, offices, condominiums, luxury apartments, hotels, green space, and public parking. Low to mid-rise developments that feature commercial uses on the ground floor and offices or residential on the upper floors, as well as detailed facades, walkway promenades, and shared parking, are envisioned as elements of the NASA Parkway District’s mixed-use designation.

4.2.6 — Parks and Open Space Designation

Parks and Open Space

The Parks and Open Space designation is intended for parks, open space, or drainage areas within the City. These areas are considered as having a public purpose or a community benefit including recreation, nature or bird habitats, and facilities that are engineered to prevent or inhibit flooding. Additionally, a cemetery is included within this category, as it is one of the most protected land uses and unsuitable for redevelopment.

4.2.7 — Planned Development and Future Land Use Plan

Planned Development Districts

While there is no Planned Development land use designation, there are multiple Planned Development areas within the City, and they constitute 35% of the City’s footprint. The Planned Development District has been conceived to foster superior projects that exceed traditional development regulations, as the process to obtain approval is stringent. Planned Development Districts allow for increased flexibility, creativity, and quality, in conjunction with elevated design standards. The Planned Development District is especially important for accommodating innovative projects that could include mixed-use, destination developments, office and residential, or entertainment. Some current examples of premier Planned Developments in Webster include TopGolf, Brad Court, Edgewater, and Magnolia Court Business Park.

Due to the nature of Planned Developments, these areas do not appear on the Future Land Use Plan, as these future projects have not yet been solidified. These projects, however, will be evaluated as they materialize under the guidance of the Future Land Use Plan and the goals of the Comprehensive Plan.

4.3 — An Analysis of Existing Land Uses

The City of Webster occupies a relatively small land area of just 6.7 square miles. As the City has no extraterritorial jurisdiction, which is a legal designation for possible future expansion of the City's boundaries, it is unlikely that Webster's footprint or boundaries will increase. Therefore, Webster has room to grow only through the development of vacant land and redevelopment of underutilized and antiquated projects.

Large scale commercial development is located primarily along Interstate 45, NASA Parkway, Highway 3, and Bay Area Boulevard. Office uses are predominantly located on Medical Center Boulevard, Texas Avenue, El Camino Real, Blossom, Orchard, and Gemini. Industrial uses are primarily located south of NASA Parkway, while light industrial uses are scattered among offices to the north. There are large vacant tracts located to the west of Interstate 45, along NASA Parkway and south of NASA Parkway; while to the north, there are small vacant parcels interspersed with commercial uses. (Figure 4.2)

As a regional hub for retail, dining, entertainment, medical, aerospace, professional office, and tourism, Webster's land use composition is largely comprised of commercial uses. The City's residential component is located in several areas, such as single-family residences found in Webdale/Old Town Site, Brad Court, and Green Acres, and apartment communities located along Egret Bay Boulevard, NASA Parkway, Highway 3, East Medical Center Boulevard, and El Camino Real. Generally in Webster, residential properties are located east of the Gulf Freeway. The Edgewater development, a 538-acre master planned community, significantly increases the total acreage of residential within the City.

4.3.1 — Residential Development

The City of Webster features a variety of housing, including single-family residences, condominiums, duplexes, and apartments totaling 5,815 total residences. There are approximately 519 single-family residences and 142 townhomes, accounting for 11.2% of the housing within Webster. The Edgewater townhomes are currently under construction and, when complete, will provide for an additional 40 townhomes, thereby increasing single-family residences and townhomes to 11.6% of housing in Webster. There are 461 condominium units, or 7.9% of total housing, which are generally located within the east sector of the City. Additionally, Coral Bay Condominiums, which calls for 210 luxury units, would account for 11.1% of housing, if the project were launched. The majority of the residential development in the City consists of apartments, which accounts for 80.8% of all residential units. (Tables 4.2 & 4.3)

FIGURE 4.2:
CURRENT LAND USE

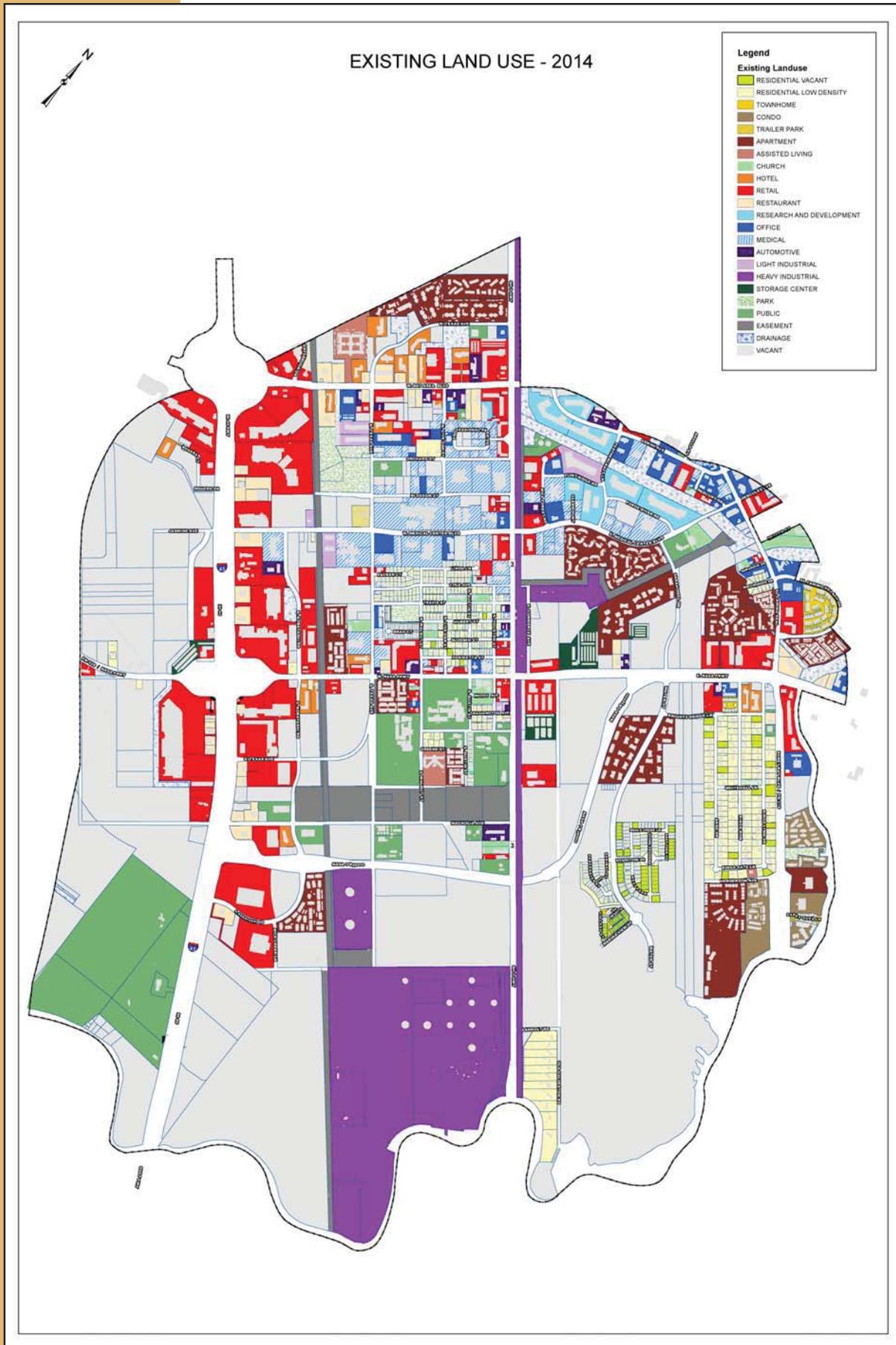


TABLE 4.2:
CONDOMINIUM/TOWNHOME
DEVELOPMENTS IN WEBSTER

CONDO COMPLEX	LOCATION	UNITS	ACRES	DWELLING UNITS / ACRE	YEAR BUILT
Egret Bay Villas Condos	18617 Egret Bay Blvd.	77	3.36	22.9	1983
Brad Court Townhomes	607 Travis St.	9	0.72	12.5	2003
Camino Park Townhomes	1401 El Camino Village Dr.	93	9.05	10.3	1993, 1994
Egret Bay Condos	18515 Egret Bay Blvd.	228	9.01	25.3	1981
Knights Bridge Condos	18122 Kings Row	24	1.73	13.9	1978
The Oaks at Egret Bay	18757 Egret Bay Blvd.	16	2.02	7.9	2005
Tranquility Lake	18800 Egret Bay Blvd.	156	14.51	10.8	1983
Edgewater Townhomes (under construction)	400 Via Regatta St.	40	5.56	7.14	2013-present
Total		603	40.4		
PREAPPROVED PROJECTS	LOCATION	UNITS	ACRES	DWELLING UNITS / ACRE	EXPECTED DATE
Coral Bay Condos	Egret Bay Blvd.	210	6.44	32.6	Unknown
Total of existing and preapproved condo projects:		853	52.4		

TABLE 4.3:
APARTMENTS IN WEBSTER

APARTMENT COMPLEX	LOCATION	UNITS	ACRES	DWELLING UNITS / ACRE	YEAR BUILT
Arium Edgewater Apartments	200 Water St.	414	27.06	15.30	2008
Baybrook Park	500 West Texas Avenue	100	5.56	17.99	2006
Baypointe	901 Kobayashi Rd. S.	236	13.7	17.23	2006
Baystone Apartments	800 West NASA Pkwy.	289	11.73	24.64	1968
Capital Estates 1 & 2	502 and 506	181	5.43	33.33	1965,
Chatham Village	16460 Highway 3	210	11.5	18.26	1984
Dutch Colony	340 North Houston	8	0.22	36.36	1968
Harbor Tree Apartments	17700 El Camino Real	151	6.23	24.24	1972
Hidden Lake Apartments	900 Henderson	440	33.76	13.03	1985
Avana Grand Apartments	100 West Texas Avenue	360	20.29	17.74	1999
Skylar Pointe Apartments	1110 El Camino Real	449	10.64	42.20	1979
Solano Apartments	535 West NASA Parkway	262	8.18	32.03	1966
Space Colony Apartments	202 Cole	32	0.84	38.10	1964
The Falls	801 East NASA Parkway	400	25	16.00	1984
The Marquis of Clear Lake	501 Sara Deel Drive	364	21.77	16.72	2005
The Point	18707 Egret Bay Blvd.	57	2.89	19.72	1983
The Preserve 1	444 E. Medical Center Blvd.	256	14.4	17.78	1989
The Preserve 2	600 E. Medical Center Blvd.	274	15.02	18.24	1992
Towers of Clear Lake North	18707 Egret Bay Blvd.	108	5.27	20.49	1984
Towers of Clear Lake South	18711 Egret Bay Blvd.	108	5.34	20.22	1984
Total Apartment Units		4,699			

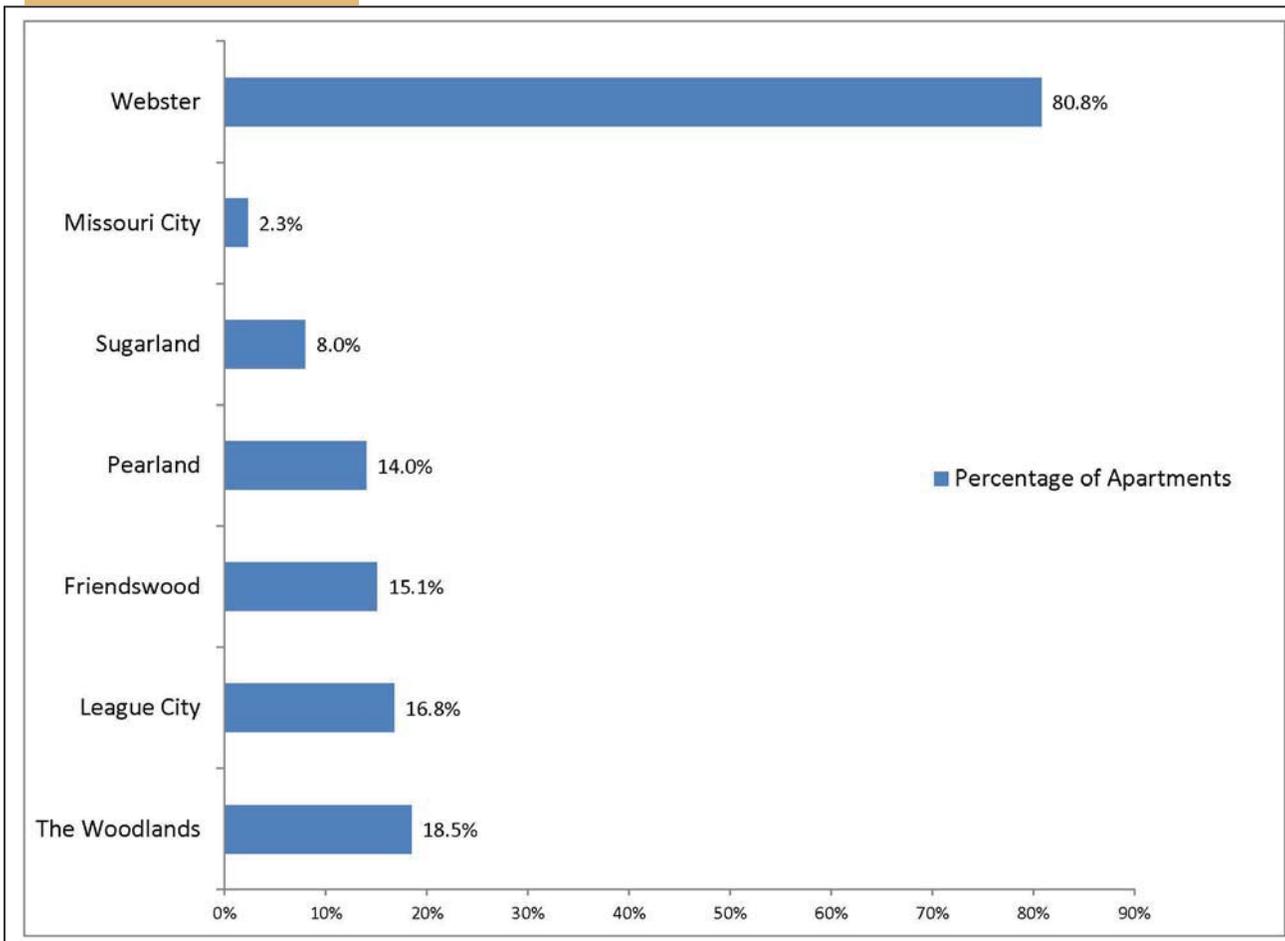
4.3.2 — Multifamily Development in Webster

The City of Webster’s predominant housing type is multifamily apartment complexes of which there are approximately 4,699 apartment units, most of which are garden-style apartments. Garden-style apartments are designed in a campus-like setting with multiple two to four story residential buildings. Each multiple residential building typically has the same number of units and design. The older apartment complexes found throughout Webster do not generally provide current required landscaping, parking, and open space, as they were constructed in the 1980s or earlier. The four oldest apartment complexes were constructed during the 1960s.

4.3.3 — Apartment Comparison with Houston Area Communities

The City of Webster is inundated with apartments, as compared to other types of residential housing. Depicted on the chart are several cities within the Houston Metropolitan Statistical Area, whose ratio of apartments as compared to single-family homes is much lower than Webster. Several communities, such as Pearland and Sugarland, have drastically restricted the ability for developers to construct apartment projects within their communities, as these municipalities seek to inhibit the continued inundation of apartments. The City of Webster has increased its population over the years, mainly due to the creation of additional apartments throughout the community. (Figure 4.3)

FIGURE 4.3:
COMPARISON OF APARTMENTS TO
OTHER TYPES OF RESIDENTIAL
HOUSING IN HOUSTON MSA



4.3.4 — Future Apartment Developments in Webster

Webster’s proliferation of apartments has been an ongoing concern, especially given the age and condition of most of the City’s apartment complexes, coupled with the fact that the municipality has a very limited amount of vacant land for development. For this reason, City Council passed an ordinance on May 18, 2010, which prohibits development of apartment complexes within 2,000 feet of existing apartment projects and limits the density of new apartment developments to 180 units.

While the City must address ways to redevelop aging and, oftentimes, non-conforming apartment complexes due to code deficiencies, public safety concerns, and maintenance issues, it is important to acknowledge that new multi-family development with substantial design requirements can be highly beneficial to Webster and play a major role in the NASA Parkway corridor, as well as throughout the City where antiquated, non-conforming apartment complexes exist.

Cities, such as Nassau Bay with its Nassau Bay Town Center, Houston with its City Centre, Pearland with its Pearland Town Center, and Sugar Land with its Sugar Land Town Center, are reaping incredible benefits with their mixed-use developments that feature retail on the ground level with loft-style apartments on the upper stories or high-end mid-rise apartments surrounded by vibrant retail, entertainment, office, and hotel venues. As the booming housing market presents demand for apartments, multi-family development can be a way to redevelop some of the City’s oldest apartment complexes, given superior design requirements, landscaping, walkways, and other criteria. (Figure 4.4 & 4.5)

4.4 — Commercial Analysis

4.4.1 — Retail

Webster features 31 shopping centers, which are multi-tenanted centers that feature a minimum of 10,000 square feet and are tenanted primarily by retailers. One of the city’s most vibrant, successful retail centers includes Baybrook Shopping Center with some of the highest performing retailers in the entire Houston Metropolitan Statistical Area — Bed Bath & Beyond, Hobby Lobby, buybuy BABY, Stein-Mart, Pappas Seafood, Bone Daddy’s House of Smoke, and Luby’s/Fuddruckers. Another top-tier shopping center is Point NASA, anchored by Conn’s Home Plus, Guitar Center, Chili’s, and Harbor Freight Tools and Equipment. Webster features a significant array of big box retail, too, such as Academy Sports + Outdoors, Fry’s Electronics, and Star Furniture.

4.4.2 — Dining and Entertainment

Webster features over 100 restaurants and entertainment venues—many of which rank as top-performers in their companies’ chains. Café Express, Carrabba’s Italian Grill, and Zio’s Italian Kitchen tout their Webster location as number one in Texas, while La Madeleine is the top location in the nation. Some of the newest restaurants to land in Webster include Bombshells and Luby’s/Fuddruckers.

In the entertainment arena, Webster is home to one of the nation’s highest performing Cinemark theatres based on ticket sales and number of screens. Main Event Entertain-

FIGURE 4.4:
GARDEN STYLE APARTMENTS –
WEBSTER EXAMPLES



(ABOVE) SOLANO APARTMENTS,
535 W NASA PKWY.
BUILT 1966

(RIGHT) THE MARQUIS OF CLEAR
LAKE, 501 SARA DEEL DR.
BUILT 2005

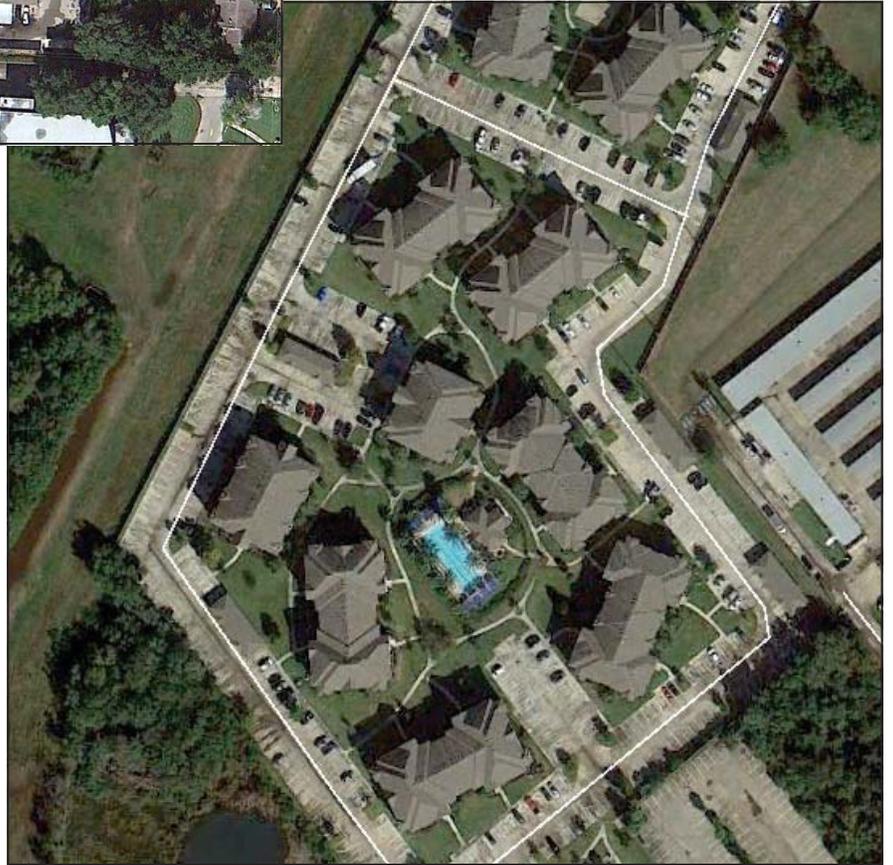


FIGURE 4.5:
MIXED USE STYLE PROJECTS –
HOUSTON REGION EXAMPLES



- (TOP TO BOTTOM)
- MIDTOWN HOUSTON
 - WASHINGTON CENTER
 - PEARLAND TOWN-CENTER
 - CITY-CENTER

ment, Putt-Putt FunHouse, Scout Bar, and Big Texas consistently command high volume attendance and complement the extensive array of restaurants. As one of the top country-western venues in the region, Big Texas Dance Hall accommodates more than 5,000 country western fans weekly.

4.4.3 — Retail Reinvention

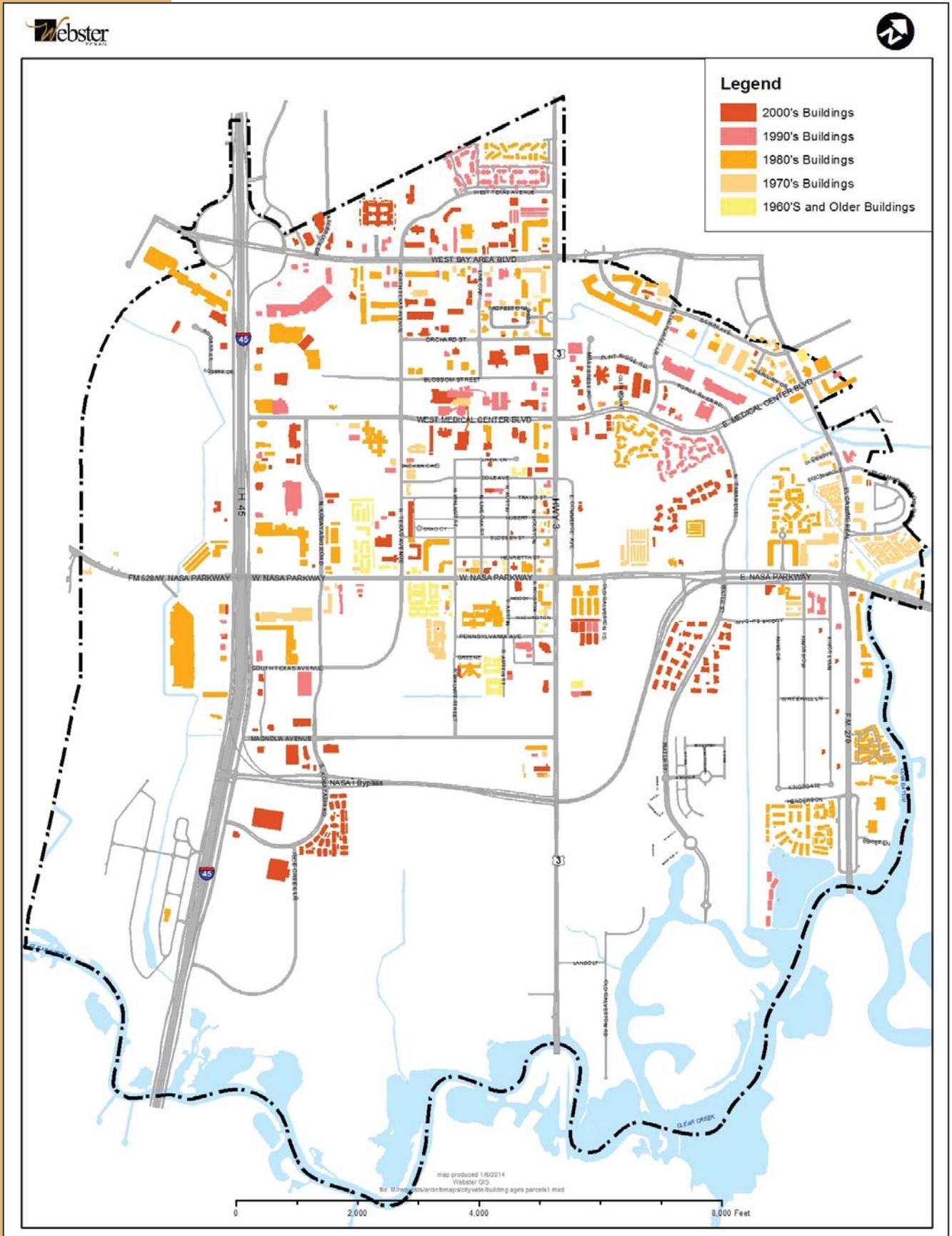
As many of Webster's retail centers and stand-alone retail edifices were built during the 1970s and 1980s, the necessity of updating and maintaining facades, signage, and landscaping, as well as the interior layout, is a component of a sound business model. While some commercial property owners reinvest in their centers and buildings, others do not for a variety of reasons—economic factors, return on investment, vacancies, tenant mix, rental rates, traffic counts, exposure, and access. Some examples of older centers that have undergone considerable renovations include The Promenade, anchored by Angelo's on the east end and Jimmy John's on the west end; Bay Way Village, home to Cavender's, Blast Fitness, and Cindie's; Marina Gate, anchored by Scout Bar and Jinya Ramen Bar; Bay Area Square, home to Black-eyed Pea; and Challenger Plaza, anchored by IHOP, Big Texas, and Bombshells. Oftentimes, the catalyst for retail reinvention is tenant recruitment or retention. (Figure 4.6)

Certainly, Webster has a plethora of antiquated retail centers, stand-alone retail venues, and retail/business parks that are in need of redevelopment or renovation. The majority of these properties are located along key corridors, like NASA Parkway and Highway 3. The City can promote opportunities for redevelopment of obsolete, antiquated centers and buildings.

4.4.4 — Offices and Business Parks

Webster features a mix of Class-A and Class-B office complexes, as well as business parks. Some of the City's newest office campuses include Galaxy II, located at the intersection of East Medical Center Boulevard and Feathercraft—a five story, green office complex that is nearly 100% occupied; 250 and 251 Medical Center Boulevard—a pair of award-winning platinum LEED-certified biomedical and medical office buildings; and 250 Blossom, a state-of-the art medical office building, home to Texas Gulf Coast Medical Group and many physician offices. Corporate Centre Texas, located on Texas Avenue, is a newer office park that is home to one of Webster's most innovative companies, TRAC Labs. An older office building, Bay Plaza, located at 711 West Bay Area Boulevard, features new ownership and recent renovation.

FIGURE 4.6:
AGES OF COMMERCIAL BUILDINGS



There are a number of business parks and office warehouses in need of renovation, revitalization, or redevelopment. The NASA One Business Center, PS Business Park, and others located on key corridors, like NASA Parkway and El Camino Real, offer low rental rates but little in the way of amenities or aesthetics. Ultimately, it is up to the landlord or investor to sell or conduct renovations and repairs.

4.4.5 — Hotels

The City features 17 hotels with 1,527 rooms. As Webster's hotel occupancy tax revenues have climbed 13% from fiscal year 2011-2012 to fiscal year 2012-2013, tourism is a vibrant industry for the City. While many of Webster's hotels are newer—Holiday Inn, Staybridge Suites, Holiday Inn Express, Hilton Garden Inn, and SpringHill Suites, others are quite aged—like Oxford, Super 8, Quality Inn, and InTown Suites.

4.4.6 — Medical

As referenced in Section 3.4.2, Webster has a premiere medical center—a two-mile area that is easily navigable with free parking and patient-friendly access, Webster is home to more than 2,200 physicians. Clear Lake Regional Medical Center is Webster's largest employer with a workforce of 2,000, and Bay Area Regional Medical Center is Webster's newest hospital with a workforce of 520.

4.4.7 — Aerospace

Webster is home to innovative aerospace companies that are revolutionizing space exploration and transportation, as well as improving life on Earth. Ad Astra, Lockheed Martin's Exploration Development Laboratory, TRACLabs, SGT, and many others are engaged in cutting-edge work. With NASA-Johnson Space Center in Webster's backyard and its workforce of 13,500, aerospace is one of the region's most important industries.

4.4.8 — Schools

The Clear Creek Independent School District is invested in the education of the Webster community with its two Webster campuses that include McWhirter Elementary School and Clear View High School. As part of Clear Creek Independent School District's successful 2013 bond election, McWhirter Elementary is the recipient of a \$30 million allocation that will completely rebuild the campus and modernize the facility with the latest technology. Work has begun on this massive project and is expected to be completed in 2016. Clear View High School is designed to accommodate high school age students who require a nontraditional program. This facility focuses on providing students with vocational opportunities in fields such as cosmetology and nursing.

In addition to public schools, Webster features two post-secondary private schools that focus on various disciplines. ITT Technical Institute offers programs in information technology, electronics technology, drafting and design, and business, while Remington College offers programs in medical assisting, cosmetology, dental assisting, and pharmacy tech.

FIGURE 4.7:
DESTINATION DEVELOPMENT MAP



4.5 — Destination Development Opportunity

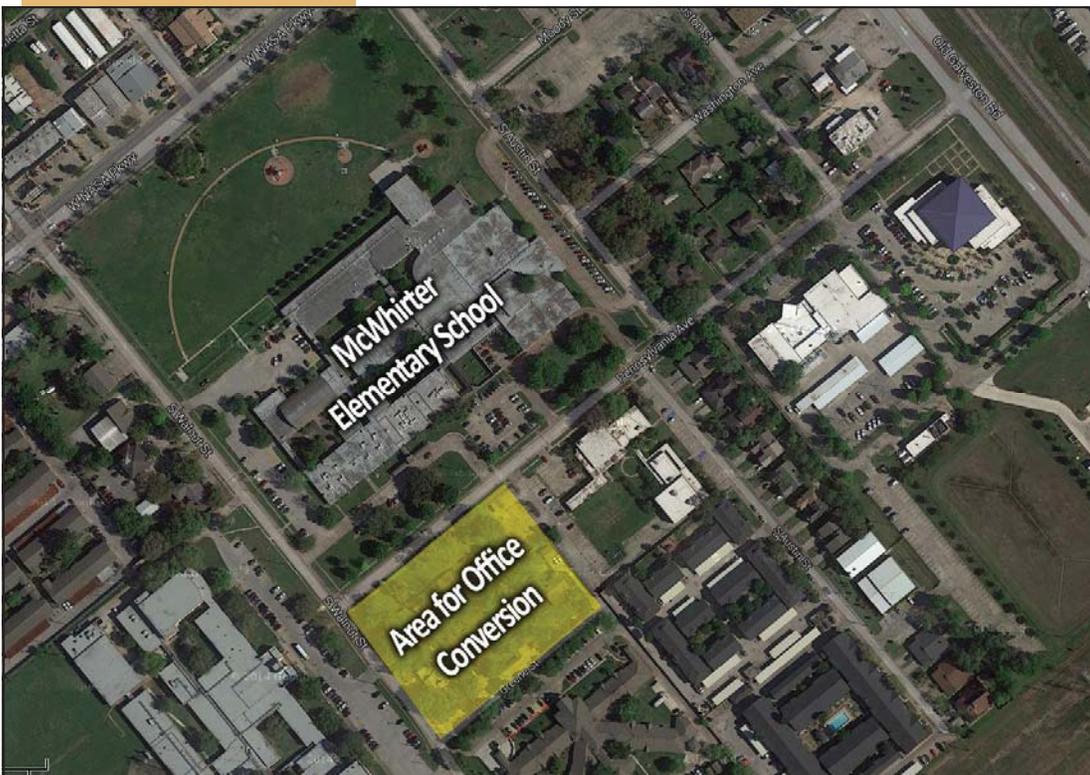
Within the City’s 6.7 square mile footprint, there exist over 200 undeveloped acres with the necessary Interstate 45 frontage to foster a unique super-regional destination development that includes a hotel, conference center, restaurants, specialty retail, entertainment, and tourist attractions.

In 2010, the Destination Development Project was created and approved by the Webster Economic Development Corporation and authorized by City Council. The Destination Development Project complements the Rice Creek Lane project, land acquisition of 17.8 acres, and partnership with TopGolf, which is building its 65,000 square foot sports entertainment destination that will open July 2015. (Figure 4.7)

4.6 — Office Conversion

An area adjacent to the NASA Parkway District is ideal for office conversion—which entails renovating or redeveloping small, aged single-family residences on tiny lots for office with adherence to commercial standards. As this area, depicted in Figure 4.8, has already experienced some conversion, development guidelines are necessary to

FIGURE 4.8: AREA FOR OFFICE CONVERSION IN WEBSTER.



facilitate the transition from small residential lots and buildings to commercial offices.

McWhirter Elementary, encompasses 17 acres, is surrounded by a number of homes on secondary streets that could be converted to office with proper oversight. Elements, such as driveways, sidewalks, access, signage, parking, design criteria, commercial ADA and fire suppression requirements, and exterior composition would be addressed. (Figure 4.8)

4.7 — Environmental Considerations

As natural features and topography can impose constraints and limitations on future growth and development in the City, environmental characteristics should be taken into consideration in determining appropriate future land uses.

4.7.1 — Flood Prone Areas

There are several areas in the City that are prone to 100-year and 500-year flood events. Webster follows strict standards as established by the Federal Emergency Management Agency (FEMA) and City ordinances. The most flood prone areas in the City are those properties directly adjacent to Clear Creek, but several other areas of the community may also experience periodic flooding. Floodplain areas are where urban development will be most directly impacted by rising waters. The City, whenever possible, promotes the use of floodplains, floodways, and environmentally sensitive land for recreation, open space, parks, and natural greenbelts.

4.7.2 — Wetlands

Wetlands are areas that are inundated by surface or ground water frequently enough to support a variety of vegetation or aquatic life. Ecologically, wetlands are protected as they provide critical habitat for many species of plants and wildlife. The U.S. Army Corps of Engineers performs field investigations to identify jurisdictional wetlands, which are areas considered to be “waters of the United States.” Only a few wetland areas exist in Webster, which are primarily found along Clear Creek. Developing properties with wetland areas are coordinated between the U.S. Army Corps of Engineers and other governmental agencies to ensure that viable wetland locations are maintained or ample mitigation is provided. Wetland areas are considered on a case by case basis, and, whenever feasible, they should be incorporated into a project for passive recreation uses, such as native trails.

4.7.3 — Parks and Recreation

Comprehensive and interrelated systems of parks and recreation opportunities contribute to a community’s quality of life as they enhance the health of constituents, provide a variety of recreational and educational activities for all ages, and preserve and promote the quality and integrity of the natural environment.

The City hired a consultant in 1999 to prepare the Webster Parks System Master Plan, which evaluated the City’s current park system and proposed park improvements and expansions. A survey, conducted as part of the Comprehensive Plan Update in 2013, revealed that hiking and biking trails are an important priority to citizens. As displayed in Table 4.4, there are currently five parks in the City and one planned park.

Clear Creek, which serves as Webster’s southern border, holds great potential for a variety of enhancements and amenities. One of the most significant portions of Clear Creek is a part of Webster’s Destination Development—which encompasses over 200 acres—and is designated by the Webster Economic Development as a project that will greatly augment the City’s commercial tax base by fostering a super-regional hotel, conference center, retail, dining, entertainment, and recreation development.

TABLE 4.4:
EXISTING AND PLANNED PARKS

Existing Parks	National Recreation and Park Classification	Amenities Provided	Approximate Size
Texas Avenue Park	Community Park	Covered full baseball court, two tennis courts, pavilion, restrooms, children's play equipment, and running track.	16.5 acres
Walnut Park	Neighborhood Park	Jogging track, gazebo, picnic areas, open play fields, and children's play equipment.	3.5 acres
Green Acres Park	Neighborhood Park	Playground, gazebo, small open play areas, children's play equipment	1.5 acres
Spark Park at McWhirter Elementary	School/Public Park	Playground, open play area and jogging semi circle.	8 acres
Clear View Education Center	School - Park	Two tennis courts, jogging track, multiple soccer fields, and an open play field	18 acres

Planned Park	National Recreation and Park Classification	Planned Amenities	Approximate Size
Egret Bay Boulevard	Neighborhood Park	Walking trail, gazebo, and lighting.	3.17 acres

4.8 — General Land Use Policy

Communities grow effectively and beneficially through a balance of economic development and community development. Intelligent land use planning and inspired urban design guide cities in promoting and upholding public health, safety, and welfare, while ensuring long-term sustainability and economic viability. Land use policies serve as a template, guide, and reference for public officials and staff to make decisions regarding development, as they incorporate the direction, goals, and objectives of the governmental entity.

As Webster formulates its land use policies for the Comprehensive Plan Update, a review of policy statements provided by the stakeholders group in 2001 should be reevaluated and reconfirmed.

Generally

- Potential land use impacts should be considered (such as noise, odor, pollution, excessive light, and traffic).
- Transportation access and circulation should be provided for uses that generate large numbers of trips.
- Compatibility between existing uses should be maintained through physical separation and buffering.
- Floodplain areas should not be encroached upon by future development, unless

there is compliance with stringent floodplain management practices.

Residential

- Schools, parks, and community facilities should be located close to or within residential neighborhoods.
- Residential areas should be appropriately placed with adequate separation from heavy industrial areas.
- Residences should have direct access to residential streets but not to arterial streets.
- Residences should not be adjacent to major highways, unless adequate precaution is taken to mitigate environmental impacts.
- Residential neighborhoods should be buffered from arterial streets.
- Residential development should include adequate area for parks, recreation facilities, schools, and churches.
- Multi-family units should be located at sites throughout the City and not concentrated in one location.

Retail and Offices

- Neighborhood retail and service uses should be located at intersections of arterial or collector streets and at the edge of neighborhoods.
- Retail development should be clustered throughout the City and convenient to



(CLOCKWISE FROM TOP)

TEXAS AVENUE PARK

WALNUT PARK

GREEN ACRES PARK



residential areas and accessible by both vehicles and pedestrians.

- Buffers should separate retail/office uses and single-family residential areas.
- Office and professional uses should be compatible with nearby residential areas and other uses through appropriate building height, size and mass limitations, and adequate buffering and landscaping.
- Low-intensity office and professional uses should provide a transition between more intense uses and residential areas.

Commercial:

- The City's commercial centers should include a range of development types to serve regional, as well as local needs, from large multi-tenant commercial to smaller, freestanding commercial sites.
- Commercial development should be concentrated in nodes at intersections and along major thoroughfares that are designed and constructed to accommodate heavy traffic and support the ease of egress and ingress.
- Parcels should be large enough to accommodate commercial use and support adequate off-street parking and onsite circulation.
- Commercial uses with more intensive operational or traffic service characteristics should be located further away from residential areas.
- Buffers should separate commercial uses from residential areas, especially where the commercial use contains open storage and/or display areas.

Industrial:

- Industrial development should have access to major thoroughfares and the highway network including truck routes, hazardous material routes, and railroads.
- Industrial uses should be targeted in selected industrial zones.
- Industrial development should be separated from other uses by buffers.
- Industrial development should not be directly adjacent to residential areas.

Parks:

- Parks should be evenly distributed near residential sectors throughout the city and include larger community parks and smaller neighborhood parks.
- Flood prone areas should be appropriately used for parks and open space.
- Parks and open space should be used to buffer dissimilar land uses.
- Natural features should be used as buffers or open space between or around developed areas.
- There should be a diverse blend of parks, recreation, and open space areas to accommodate the current and future needs of Webster's residents.

4.9—Vision, Goals and Actions

The Comprehensive Plan stakeholders formulated a vision, series of goals, and actions to serve as a framework for implementation of the land use chapter. The vision statement below was prepared as the foundation for the goals and actions that follow. These goals and actions are numbered for reference purposes only and do not suggest a priority.

Vision

Foster a diverse and efficient pattern of land development that contributes to economic development in the community while protecting the livability of neighborhoods

GOAL 4.1

Redevelop NASA Parkway and ensure that the City of Webster establish a mixed-use pedestrian-friendly corridor.

Action 1:

Evaluate other similar mixed-use projects throughout the region to facilitate the successful completion of the NASA Parkway Revitalization Plan.

Action 2:

Provide a capital improvement project to enhance the NASA Parkway streetscape in order to beautify and brand the corridor.

Action 3:

Create a strategy for redeveloping underutilized, antiquated or substandard properties within the NASA Parkway Revitalization Plan.

Action 4:

Consider the creation of an indoor/outdoor theatre within the NASA Parkway District for live performances that complement other projects.

GOAL 4.2

Encourage the redevelopment and rehabilitation of older properties within the City.

Action 1:

Research jurisdictional programs that encourage the rehabilitation and redevelopment of older properties.

Action 2

Work with property owners, potential buyers, and developers for redevelopment opportunities within the City.

GOAL 4.3

Resolve non-conforming properties and non-conforming uses within the City when appropriate.

Action 1

Continue to monitor non-conforming properties and uses within the City and enforce non-conforming regulations.

Action 2

Ensure that non-conformities are eliminated when a property is further developed or expanded.

GOAL 4.4

Ensure that large parcels within the City are developed in a way to maximize development opportunities.

Action 1

Ensure that larger tracts of land utilize shared detention ponds and other shared infrastructure.

Action 2

Promote the utilization of planned developments to ensure that large, undeveloped tracks maximize their development potential and provide for shared amenities and other enhancements.

GOAL 4.5

Foster an increasing amount of single-family residences within the City.

Action 1

Encourage the development of single family homes, townhomes, and patio homes on vacant residential areas within the City.

Action 2

Facilitate the completion of the Edgewater Planned Development, which provides for a substantial increase of single-family residences.

GOAL 4.6

Preserve the integrity of existing neighborhoods to ensure quality residential areas.

Action 1

Protect existing and future residential development from encroaching or adjacent incompatible land uses.

Action 2

Ensure that residential properties within the Webdale, Brad Court, and Green Acres subdivisions remain single-family residential.

GOAL 4.7

Provide a variety of recreation opportunities to meet the existing and future needs of Webster's residents.

Action 1

Continue to develop both active and passive recreation areas and facilities for the municipality's neighborhoods.

Action 2

Use utility easements for trails and pedestrian connections between parks and major nodes in the community such as schools, government offices, and neighborhoods.

Action 3

Continually update the parks plan, on a timely basis, to coordinate recreation opportunities.

GOAL 4.8

Conserve and protect valued natural resources and ensure development is compatible with the natural environment.

Action 1

Promote the use of floodplains, drainage swales, and wetlands as open space or amenities.

Action 2

Promote the utilization of native Texas plant species to reduce the amount of water being utilized for landscaping.