

The City of Webster is located in Harris County, midway between Galveston and downtown Houston. The City features a relatively small 6.7 square mile footprint but has a dynamic and robust economic base. As there are opportunities to plan and guide future growth and development, this plan serves as a framework for the community. The City's Comprehensive Plan reflects the municipality's analysis of current trends, strengths, and weaknesses, with short and long term goals for improvement. The necessity for planning is timely, as Webster seeks to facilitate positive growth, development, and redevelopment.

## ***1.1 What is Planning within the Comprehensive Plan?***

Within the context of the Comprehensive Plan, planning can be defined as a process to assess past and current conditions, plan and direct future growth, articulate vision, establish priorities, and set goals and objectives that foster implementation. Planning is a dynamic process that is continuously monitored, updated, and revised as change occurs. As the Comprehensive Plan is a living, dynamic document, Webster's City Charter mandates that the Plan be updated every five years.

## ***1.2 Citizens Advisory Committee and the Comprehensive Plan Update***

The City of Webster's Comprehensive Plan Update is the work of the Citizens Advisory Committee, which was appointed by City Council in 2019 to perform the vital task of charting the City's course. Four meetings of the Committee were conducted in order to update the necessary components of the Comprehensive Plan. Committee members are to be commended for their leadership, dedication, and insight throughout the planning process.

The Citizens Advisory Committee included members of the Planning and Zoning Commission, Webster Economic Development Corporation, Parks Recreation and Beautification Board, and City Council, along with business and community representatives. The Comprehensive Plan represents the dedicated efforts of the Citizens Advisory Committee members who were tasked with defining, developing, and articulating the City's future growth and development.

## ***1.3 Zoning and the Comprehensive Plan***

The Comprehensive Plan, defined as the City's broad vision or guide for future growth and development, is not synonymous with zoning. Whereas the Comprehensive Plan articulates the vision, goals, and objectives of the desired urban form, zoning represents the legal mechanism used by the City to influence and realize that plan. While both the Comprehensive Plan and Official Zoning Map are distinct, they are tied together by statutory law that requires zoning regulations to be adopted in accordance with a Comprehensive Plan with the intent to:

- Lessen congestion in the streets
- Secure safety from fire, panic, and other dangers
- Promote health and the general welfare
- Provide adequate light and air
- Prevent the overcrowding of land
- Avoid undue concentration of population
- Facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public improvements.<sup>1</sup>

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1 Sec. 211.004, Texas Local Government Code

## 1.4 Continuous Planning Process

The Comprehensive Plan is a fluid plan, as it reflects and guides a dynamic, evolving municipality. It is the intention that the Plan be reviewed internally at periodic intervals to ensure continuous viability, accuracy, and relevance. Webster's City Charter mandates that the Comprehensive Plan be updated, at a minimum, every five years to ensure that the plan reflects the vision and direction of the municipality and aligns with changing conditions.

## 1.5 Relationship to Other Plans and Studies

As its name implies, the Comprehensive Plan is the master-planning document for the City and references or incorporates other individual and more focused plans. Other City planning documents referenced by the Comprehensive Plan include the Master Parks Plan, Sidewalk Plan, Future Land Use Plan, Thoroughfare Plan, and the NASA Parkway Revitalization Plan.



*Webster's newest business parks defy old-fashioned, stereotypical models of long rows of uniform, uninspiring, uninviting steel buildings amid vast parking fields of concrete. Shoot Point Blank and Absolute Volleyball Academy, ensconced in NASA Bypass Business Park, located at NASA Parkway and NASA Road 1 Bypass, are but two examples of how free-standing ventures can transform the long-held notion of bland, single-purpose, narrow-focus business parks into stunning, highly appealing, vibrant, unique commercial destinations.*