When area residents think of Webster, they envision the many diverse and unique restaurants, businesses, hospitals, hotels, nightlife, and signature corridors of the City. While the City is known for its top-notch retail, dining venues, high tech companies, and extensive medical sector, Webster is also home to a variety of multi-family and single-family residences. This section of the Comprehensive Plan discusses land use planning for future development. The utilization of land within the City's boundaries significantly impacts a city's character. Adherence to land use principles ensures that development occurs in a desirable way. The City of Webster manages its land use through regulations, investments in public infrastructure, and fostering public partnerships. This chapter examines land use by analyzing past and current trends and providing direction for future land uses 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 by analyzing existing development to provide a vision for future possibilities. The goal of this chapter is to propel the City forward by fostering attractive, healthful, and vibrant environments for present and future generations. Within this chapter, maps display land use designations in a stylized format. The Land Use Plan addresses current designations and intensities of land uses, including residential, commercial, industrial, parks, and open space, as well as public spaces. Additionally, the Future Land Use Plan and maps serve as a guide for public, private, and legal policy, which affects ordinances, impacts programs, and directs development.

Future Land Use Designation	Description	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 an 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 dictated 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 significant environmental impact	C-3, M1, 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

Table 4.1 - Future Land Use

4.2 Future Land Use Designations

Future land use designations serve as the primary tool in guiding zoning districts within the City, comprising of residential, commercial, and industrial districts (Table 4.1 and Figure 4.1, p. 13).

4.2.1: Residential

The three types of residential land use designations are based on density and are designated as low density, medium density, and high density. Density is characterized by the amount of development within a given area and the number of dwelling units per acre.

Low Density Residential: Low density residential 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 yard and rear yard as compared to the higher density residential uses. Current examples of low density residential include Green Acres, Edgewater, and Webdale.

Medium Density Residential: Medium density residential encompasses single-family homes, townhomes, and patio homes with a maximum density of 12 units per acre. This type residential district incorporates community features such as pools, pocket and neighborhood parks, fitness centers, and landscaped common

Figure 4.1 - Future Land Use

areas. There are many examples of medium density residential in Webster including Brad Court, Edgewater Townhomes, Camino Park Condominiums, and Egret Oaks Townhomes.

High Density Residential: High density residential designates apartment and condominiums with a density exceeding 12 units per acre. Commonly, these apartments or condominium projects are located near major roadways that provide adequate access for this type of residence. The majority of housing in Webster is considered high density such as Baystone Apartments, The Vibe at Clear Lake, Solano Apartments, and the Century Edgewater.

4.2.2: Commercial

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

Neighborhood Commercial: Neighborhood commercial contains 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.

General Commercial: The general commercial designation describes areas accommodating retail, dining, entertainment, hospitality, and service venues. Areas in Webster zoned as General Commercial include the majority of the frontage of Interstate 45 and most of Bay Area Boulevard.

4.2.3: Office Land Use Designation

The office land use district includes offices, hospitals, medical, and professional services. This district is positioned primarily on secondary streets, suitable for proximity to residential neighborhoods. Examples of office and professional land uses include the hospitals and medical offices on Blossom, Medical Center Boulevard, and North Texas Avenue.

4.2.4: Industrial Land-Use Designations

There are two categories of industrial land-use designations – light industrial and heavy industrial.

Light Industrial: The light industrial land-use designates low-intensity industrial uses and activities as opposed to heavy manufacturing enterprises. Light industrial uses include automotive services, manufacturing, warehousing, research and development facilities, and other commercial activities not considered heavy polluters or noise emitters. Specific light industrial uses are typically located near residential, however since many industrial facilities lack aesthetic appeal, this location is not an ideal scenario. An example of an existing, non-conforming light industrial sector in Webster includes more than 25 acres on the west side of Interstate 45 along NASA Parkway.

Heavy Industrial: The heavy industrial land-use designation is for intensive industrial uses, which are incompatible with most other land uses. 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 does have a concrete plant and acres of chemical storage tanks. Additionally, Webster has heavy industrial high-wire structures that hinder beneficial development in the targeted sectors due to their unsightly appearance.

4.2.5: Mixed-Use Designation

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. This 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 are envisioned as elements of the NASA Parkway District’s mixed-use designation. These low to mid-rise developments would feature commercial uses on the ground floor, offices or residential on the upper floors, detailed facades, walkway promenades, and shared parking.

4.2.6: Parks and Open Space Designation

The parks and open space designation consists of parks, open space, and drainage areas within the City. These areas have a public purpose or a community benefit including recreation, nature or bird habitats, and facilities that are engineered to prevent or reduce flooding. Additionally, cemeteries are in this category, as it is one of the most protected land uses and is unsuitable for redevelopment.

4.2.7: Planned Development and Future Land Use Plan

While there is no planned development land use designation, there are multiple planned development areas within the City that constitute 35% of the City's footprint. The Planned Development District was conceived to foster superior projects that exceed traditional development regulations since the process to obtain approval is stringent. Planned Development Districts allow for increased flexibility, creativity, quality, and high design standards. The Planned Development District is especially important for accommodating innovative projects that include mixed-use destination developments, office and residential, and entertainment. Some current examples of premier planned developments in Webster include Topgolf, Brad Court, Edgewater, Magnolia Court Business Park, and Odyssey Business Park. Due to the nature of planned developments, these areas do not appear on the Future Land Use Plan as these future projects are not yet determined. 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, 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 locations 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, p. 16). 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, 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. The Edgewater development, a 475-acre master-planned community, significantly increases the total acreage of residential development 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 6,500 total residences. There are approximately 890 single-family residences including 188 townhomes, accounting for 13.7% of the housing within Webster. There are 461 condominium units, making up 7.1% of the total housing, generally located within the east sector of the City. The majority of the residential development in the City consists of apartments, accounting for 79.2% of all residential units (Tables 4.2 and 4.3, p. 17).

Condo or Townhome Complex	Location	Units	Acres	Dwelling Units/ Acre	Year Built
Camino Park Townhomes	1401 El Camino Village Dr.	92	9.05	10.3	1993, 1995
Edgewater Townhomes	400 Via Regatta St	40	7.14	7.14	2013
Egret Bay Condos	18515 Egret Bay Blvd	228	9.01	25.3	1981
Egret Bay Villas	18617 Egret Bay Blvd	77	3.36	22.9	1983
Knights Bridge Condos	18122 Kings Row	24	1.73	13.9	1978
The Oaks at Egret Bay	18757 Egret Bay Blvd	23	7.9	7.9	2005
Tranquility Lake Condos	18800 Egret Bay Blvd	156	10.8	10.8	1983
Walnut Place Townhomes	607 Travis St	9	0.72	12.5	2003

Table 4.2 - Condos and Townhomes

Figure 4.2 - Existing land Use Map

4.3.2: Multi-family Development in Webster

The City of Webster's predominant housing type is multi-family apartment complexes, at a total of approximately 5149 apartment units, consisting mostly of garden-style apartments. Garden-style apartments are designed in a campus-like setting with multiple two to four-story residential buildings.

Apartment Complex	Location	Units	Acres	Dwelling units/acre	Year Built
Baybrook Park	500 West Texas Avenue	100	5.56	17.99	2006
Baypointe	901 Kobayashi Rd.	236	13.7	17.23	2006
Baystone	800 West NASA Parkway	289	11.73	24.64	1968
Brookdale Senior Living		270			
Century Edgewater	200 Water Street	414	27.06	15.3	2008
Chatham Village	16460 Highway 3	210	11.5 1	8.26	1984
Dutch Colony	340 North Houston	8	0.22	36.36	1968
Everwood W.	444 E. Medical Center	256	14.4	17.78	1989
Everwood E.	600 E. Medical Center	274	15.02	18.24	1992
The Falls	801 East NASA Parkway	400	25	32.03	1966
Harbor Tree	17700 El Camino Real	151	6.23	24.24	1972
Hidden Lakes	900 Henderson	440	33.76	13.03	1985
Mariposa Apartment Homes	1427 FM 528 Rd	180	14.05	12.81	2019
Redemption Square	202 Cole	32	0.84	38.1	1964
Skylar Pointe	1110 El Camino Real	449	10.64	42.2	1979
Solano	535 West NASA Parkway	262	8.18	32.03	1966
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
The Marquis of Clearlake	501 Sara Deel Drive	364	21.77	16.72	2005
Palomar	100 West Texas	360	20.29	17.74	1999
The Point	18707 Egret Bay Blvd	57	2.89	19.72	1983
The Vibe at Clearlake	502 and 506 S. Austin	181	5.43	33.33	1965
		Total 5149			

Table 4.3 - Apartments in Webster

4.3.3: Future Apartment Developments in Webster

Given the age and condition of many of the existing apartment complexes, the proportion of apartments in the City has been an on-going concern. In 2010, City Council passed an ordinance prohibiting the construction of apartment complexes within 2,000 feet of existing apartment projects as well as limiting the density of new apartment developments to 180 units. While the City must address ways to redevelop aging and non-conforming apartment complexes due to code deficiencies, public safety concerns, and maintenance issues, it is essential to acknowledge that new multi-family development with substantial design requirements can be highly beneficial to Webster. Additionally, new multi-family development can play a significant role in the NASA Parkway corridor as well as throughout the City where antiquated, non-conforming apartment complexes exist. Cities are reaping significant benefits with mixed-use developments featuring 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; examples include Nassau Bay's Town Center, Pearland's Town Center, and Sugar Land's Town Center. As the booming housing market presents a 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 4.3).

Figure 4.3 - Examples of Mixed Use Developments

4.4 Commercial Analysis

4.4.1: Retail

Webster features 32 shopping centers (multi-tenanted centers consisting of a minimum of 10,000 square feet), which are occupied primarily by retailers. One of the City's most vibrant, successful retail centers is the Center at Baybrook, which features high performing retailers – Bed, Bath & Beyond, Hobby Lobby, buy-buy BABY, Pappas Seafood, and Delta Blues. Another top-tier shopping center is Point NASA, anchored by Conn's Home Plus, Guitar Center, and Harbor Freight Tools and Equipment. Clear Lake Center is home to two big-box anchors, Floor & Decor and At Home. Additionally, Webster has a significant array of big-box retail, including Academy Sports + Outdoors, Star Furniture, American Furniture Warehouse, and Costco.

4.4.2: Dining and Entertainment

Webster features 115 restaurants and 36 entertainment venues, many of which rank as top-performers in their companies' chains. Carrabba's Italian Grill and Twin Peaks 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 BB's Tex-Orleans and Escalante's. Webster is home to one of the nation's highest-performing Cinemark theaters (based on ticket sales and number of screens). Main Event Entertainment, Top Golf, Urban Air, and Scout Bar consistently have high volume attendance and complement the extensive array of restaurants.

4.4.3: Retail Reinvention

Several of Webster's retail centers and stand-alone retail buildings were built in the 1970s and the 1980s. The necessity of updating and maintaining facades, signage, landscaping, and interior layout is a component of a sound business model. While some commercial property owners reinvest in their buildings, many property owners do not reinvest for a variety of reasons (economic factors, return on investment, vacancies, tenant mix, rental rates, traffic counts, exposure, and access). Examples of older centers that have undergone a considerable renovation 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, Fitness Connection, and Pluckers), Marina Gate (anchored by Scout Bar and Jinya Ramen Bar), and NASA Parkway Shopping Center (home to Nobi House and Hyde Park). Often, the catalyst for retail reinvention is tenant recruitment, retention, or expansion.

Webster has several older retail centers, stand-alone retail venues, and retail/business parks in need of redevelopment or renovation. The majority of these properties are located along key corridors like NASA Parkway and Highway 3. The City should promote opportunities for redevelopment of obsolete or antiquated centers and buildings. (Figure 4.4, p. 19)

4.4.4: Office and Business Parks

Webster features a mix of Class-A and Class-B office complexes and business parks. Three of the newest Class-A office complexes include Galaxy II, a five-story, green office facility, located at the intersection of East Medical Center Boulevard and Feathercraft Lane; a pair of award-winning platinum LEED-certified biomedical and medical office buildings, located at 251 and 253 Medical Center Boulevard; and a premier medical office facility located at 400 West Medical Center Boulevard.

Three of the most modern business parks are Magnolia Court Business Park, Odyssey Park, and NASA Bypass Business Park. Magnolia Court Business Park, located on Magnolia Avenue, touts an array of international, national, regional, and local companies. Odyssey Park, located on NASA Parkway, west of Interstate 45, amid 24 acres, features over 35 businesses within the retail, medical, office, and service sectors. NASA Bypass Business Park, located at NASA Parkway and NASA Road 1 Bypass, accommodates the region's largest volleyball venue.

There are several business parks and office warehouses, that accommodate numerous businesses in need of renovation, revitalization, or redevelopment. Though NASA One Business Center, PS Business Park, and others are located on key corridors (such as NASA Parkway and El Camino Real) and offer low rental rates, these parks and offices provide little in the way of amenities or aesthetics.

Figure 4.4 - Building Ages

4.4.5: Hotels

The City features 20 hotels with over 1,700 hotel rooms. Webster's hotel occupancy tax revenues have climbed 20% from fiscal year 2018 to 2019 indicating a growing tourism interest in the City. While many of Webster's hotels are newer such as Holiday Inn Express and Suites, Fairfield, Staybridge Suites, Tru by Hilton, and Springhill Suites, some others have aged, such as Oxford, Super 8, Quality Inn, and InTown Suites.

4.4.6: Medical

As referenced in Section 3.1.4, Webster has a premier 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. HCA Houston Healthcare Clear Lake is Webster's largest employer with a workforce of over 2,000. University of Texas Medical Branch (UTMB) is also a leading medical employer in Webster boasting a state of the art emergency room and hospital.

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. Leidos, Ad Astra, TRACLabs, SGT, and many others are engaged in cutting-edge work. With NASA's Johnson Space Center in Webster's backyard with its workforce of 15,000 federal and contract employees, aerospace is one of the region's most important industries.

4.4.8: Schools

The Clear Creek Independent School District invests in the education of the Webster community through its three Webster campuses, including McWhirter Elementary School, Clear View High School, and Clear Path Alternative School. As part of Clear Creek Independent School District's successful 2013 bond election, McWhirter Elementary was the recipient of a $30 million allocation that completely rebuilt the campus and modernized the facility with the latest technology.

Clear View High School is designed to accommodate high school-aged students who require a non-traditional program. This facility focuses on providing students with vocational opportunities in fields such as cosmetology and nursing. In addition to public schools, Webster features several post-secondary and private schools that focus on various disciplines.

4.5 Destination Development Opportunity

In 2010, the Destination Development Project was created and approved by the Webster Economic Development Corporation and authorized by City Council as a premier entertainment and retail location. Bordered by Interstate 45 and Clear Creek, Destination Development has already attracted Topgolf and American Furniture Warehouse, a 350,000 square-foot furniture store and distribution center that opened in August 2019. A public-private partnership is in place to develop the remaining acreage as a super-regional destination with a resort hotel, conference center, restaurants, entertainment, retail, and tourist attractions. (Figure 4.5, p. 21)

4.6 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.

4.6.1: 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. Areas that are considered within the floodplain are located where rising waters will most directly impact urban development. The City, whenever possible, promotes the use of floodplains, floodways, and environmentally sensitive land for recreation, open space, parks, and natural greenbelts. (Figure 4.6, p. 22)

Figure 4.5 - Destination Development

Figure 4.6 - FEMA Flood Zones

4.6.2: Wetlands

Wetlands are areas that are flooded by surface or groundwater frequently enough to support a variety of wetland 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, primarily found along Clear Creek. Developing properties with wetland areas requires coordination between the U.S. Army Corps of Engineers and other governmental agencies to ensure viable wetland locations are maintained and ample mitigation is provided. Wetlands 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.

4.6.3: 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. As displayed in Table 4.4, there are currently six 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.

Existing Parks	National Recreation and Park Classification	Amenities Provided	Approximate Size	
Texas Avenue Park	Regional 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 (CCISD Park)	School/Public Park	Playground, open play area and jogging semi circle.	8 acres	
McWhirter Pocket Park	Mini-Park	Veteran's Memorial	.20 acre	
Saibara Pollinator Garden	Mini-Park	Butterfly Garden	.10 acre	
Egret Bay Blvd. (planned park)	Neighborhood Park	Walking trail, gazebo, and lighting.	3.17 acres	

Table 4.4 - Parks in Webster

4.7 General Land Use Policy

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

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 a sufficient area for parks, recreation facilities, schools, and churches.
- Multi-family units should be located at sites throughout the City and not be 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, convenient to 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.

Commercial:

- The City's commercial centers should include a range of development types to serve regional and local needs ranging from large, multi-tenant commercial to smaller, freestanding commercial sites.
- Commercial development should be concentrated in nodes at intersections and along major thoroughfares, which are designed and constructed to accommodate heavy traffic, and support the ease of ingress and egress.

- Parcels should be large enough to accommodate commercial use and support adequate off-street parking and on-site 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, including 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.

4.8 Vision, Goals, and Actions

The Comprehensive Plan stakeholders formulated a vision, series of goals, and actions to serve as a framework for implementation for the land use chapter. The vision statements below prepare 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 growth in the community while protecting the livability of neighborhoods.

GOAL 4.1: Redevelop NASA Parkway and ensure the City of Webster establishes 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 and beautify the corridor.

Action3. Create a strategy for redeveloping 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. Further research jurisdictional programs to encourage rehabilitation and redevelopment of older properties.

Action 2. The City will work with property owners, potential buyers, and developers for redevelopment opportunities in the City.

GOAL 4.3: Resolve non-conforming properties and 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. When a property is developed or expanded, ensure non-conformities are eliminated.

GOAL 4.4: Ensure large parcels within the City are developed in a way to maximize development opportunities.

Action 1. Ensure that more extensive tracts utilize shared detention ponds and other shared infrastructure.

Action 2. Promote the utilization of planned developments to ensure large undeveloped tracts 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 on 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 current 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 utilized for landscaping.