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Village of Webberville

Comprehensive Plan



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1. INTRODUCTION

1.1 PURPOSE

Texas municipalities such as the Village of Webberville are statutorily authorized to regulate the use and development of land. This document is the conceptual and philosophical foundation for the Village's regulations. The Webberville Land Development Code embodies the rules Webberville has enacted, or will enact pursuant to this plan, in an effort to allow orderly growth, enhance property values, maintain a high quality of life, preserve the environment, and protect the public health and safety. Rather than restrict land lot-by-lot, in an ad-hoc fashion, Webberville prefers to adopt regulations that are both broad and uniform, and which treat all property owners, residents, stakeholders and citizens of the community equally and equitably.

1.1.1. Authority

Texas law states that:

The governing body of a municipality may adopt a comprehensive plan for the long-range development of the municipality...A municipality may define the relationship between a comprehensive plan and development regulations and may provide standards for determining the consistency required between a plan and development regulations.

There are four inter-related purposes of a Comprehensive Plan (“Comp Plan”):

- (a) it allows the citizens of a community to create a shared vision of what they want the community to become; and
- (b) it establishes ways in which a community can effectively realize this vision; and
- (c) it serves as the basis for the standards enacted through City regulations; and
- (d) it aides in the interpretation and implementation of City regulations.

1.1.2. Background

Webberville is an old community by all standards which can be applied to the Western United States, and to the State of Texas. First established in 1827 and known as Webber's Prairie, the community has a rich history as an agricultural riverside settlement beginning in the days when rivers, not highways, were the thoroughfares of our nation and this state. After more than 160 years of continuous agricultural activity, and following many fluctuations in population, the Village of Webberville was incorporated in 2003 as a Type C General Law City under Texas statutes. The Village now has a unique opportunity to define its own future and lay the groundwork, through this Comprehensive Plan and its implementing Land Development Ordinances, for the anticipated growth which is sure to take place during the next decade.

Development pressures from the Austin areas are ever-increasing. This fact, along with the planning activities and utility projects underway in the region by other political subdivisions make it essential that Webberville take responsibility for its future and adopt a consensus-based plan for its development as a community.

According to surveys and research conducted in late 2004, the population of Webberville is approximately 550. It is anticipated that in 2010 this population will be 800. Envision Central Texas, which engages in planning for Bastrop, Caldwell, Hays, Travis and Williamson counties, has estimated that additional 1.25 million people will live in the Greater Austin/Central Texas region within the next 20 to 40 years.¹ While many communities must concentrate their efforts on correcting past mistakes, Webberville has an opportunity to concentrate its efforts on laying the groundwork for rational future development and ensuring future success.

It is extremely important for the citizens of Webberville that the Village guide land development in the city limits and ETJ. This issue is a heightened priority due to four unique factors facing Webberville:

- (a) The community's proximity to Austin, Bastrop, Manor and Elgin; and
- (b) The community's location in regards to the Colorado River; and
- (c) The proximity of considerable land which is owned by the City of Austin, and
- (d) The essentially rural nature of the community, juxtaposed against the urban sprawl of Austin.

This Comp Plan is intended to enable Webberville to transition to a new development code, which consists of the new or amended ordinances that are enacted following this document. This plan, and the subsequent regulations, will address land development issues both within the city limits and in the ETJ. This Comprehensive Plan, as well as subsequent plans, should remain current to reflect the community's evolving character. Thus, this should be treated as a living document that is subject to frequent review and revision.

1.1.3. Vision

Webberville is an historic rural community which seeks to preserve its rural character and way of life, while directing and accommodating sensible, compatible, desirable growth. Through professional planning and reasonable regulations, the Village will strive to remain a quaint place to live, productive place to work, and beautiful place to visit. Through the enactment of this plan, and the ordinances based upon this plan, the Village will demonstrate its continuing efforts to allow orderly growth, enhance property values, provide for enhanced opportunities for work in sustainable, compatible industries and

¹ Briefing Packet, Envision Central Texas, p. 1 (July 2003).

occupations, maintain a high quality of life, preserve the environment, safeguard historic significance, and protect the public health.

1.2 POLICY GUIDE

It is important to recognize the difference between a Comprehensive Plan and the regulations that back up the Plan. The Comprehensive Plan is a policy guide. The recommendations in the Comprehensive Plan should be followed when making decisions about the City's growth and development. The Comprehensive Plan is not a law book. Instead, it serves as the underlying basis for the laws enacted to implement the City's vision, such as the Zoning Ordinance and the Subdivision Ordinance. These implementation tools will be based on the policies set forth in the Comprehensive Plan, as Texas state law mandates.

The Comprehensive Plan is the official land use and development policy statement of the City. It is important to understand that the Plan remains a work-in-progress even after it is formally adopted by the City Council. Planning is a continuous process. The key to successful, ongoing planning is to utilize the Plan, and to regularly update it to reflect changes occurring in the City. It is, therefore, the policy of the City that this document will be reviewed at least annually and updated at least every three years in order to take into account new construction, school enrollment, modified boundaries (e.g., annexation), and changing demographics. The City will continue to seek input from citizens, residents, public officials, chamber of commerce officers, and city staff.

1.3 CURRENT LAND USE CHARACTERISTICS

Webberville is an established riverside community. It provided a ferry crossing of the Colorado River before Texas was a State and Austin a city. The community has become known as a fertile agricultural and ranching area and a place that values environmental protection, land owners' rights, and a high quality of life. As the Village continues to grow and develop more fully, areas that are currently vacant, agricultural, or are undeveloped may be converted into more intensified land uses, as the market dictates.

Similarly, some uses of the land which have become identified with the Village in recent years may be encouraged to discontinue, so that uses more compatible to the Village's character can take their place. The conversion process and how it occurs will be very important to Webberville's future attractiveness and desirability. Just as all communities evolve and change, Webberville now faces designing its own future-- not according to the dictates of outside pressures, but in keeping with its own values as a community.

The relationships of existing and future land uses not only have an impact upon how the Village develops economically, but they also shape the area's character and livability. Providing for the orderly and efficient use of land while ensuring that community character is preserved and maintained are keys to a successful comprehensive planning process.

Knowledge of the way in which land uses have developed in the past can provide guidance for how market trends affect development. Simply put, the patterns of land use that exist today within the Village of Webberville evolved to satisfy the requirements of the community as it has grown, both in geographic size and in population.

Figure 1 on the following page provides a summary of existing land uses within the Village and its ETJ.



“Webberville’s Abundant & Fertile Land Resources”

[To be added by amendment.]

**Figure 2.
EXISTING LAND USE – 2004**

Categories	Units	Acreage	Percentage
Residential			
Single-Family			
Duplex/Townhome			
Multi-Family			
Manufactured Home			
<i>Subtotal</i>			
Parkland			
Park/Open Space			
Playgrounds/Sports Fields			
Greenbelts/Preserves			
<i>Subtotal</i>			
Public/Semi-Public			
Historic			
Institutional (churches, schools) ⁷			
Government			
Utilities			
<i>Subtotal</i>			
Business-Related			
Office			
Retail			
Commercial Services			
Lodging			
<i>Subtotal</i>			
Rural Acreage			
Ag/Ranching/Rural/Horticultural			
Non-Ag. Undeveloped			
Right-of-Way			
<i>Subtotal</i>			

TOTAL

The following sections describe each category.

1.3.1. Residential Land Uses

Residential land use consists of areas used for residential dwelling units and related accessory buildings. Residential land use is the predominate use within the Village, and it is anticipated that this will continue to be the case. This type of land use is delineated into the following residential categories:

- (a) **Low Density:** This consists of traditional, single-family detached dwelling units. Of the residential categories, the low density category accounts for a majority of the residential acres in Webberville at the time this document was adopted.
- (b) **Medium Density:** This consists of two-family, attached dwelling units, such as duplex units and townhomes. The majority of the areas of the Village that are characterized by this type of residential use are located in the proximity to FM 969.
- (c) **High Density:** Multi-family housing consisting of 12 or more units per acre. The Village currently has no multi-family housing.
- (d) **Manufactured Housing:** Manufactured homes, HUD-Code Manufactured Homes, Mobile Homes, and Industrialized Housing (i.e., modular housing). Areas for manufactured homes within Webberville are interspersed with traditional single-family houses throughout the Village, generally in the older areas of the Village.

1.3.2. Public/Semi-Public

Educational, religious, governmental or institutional nature; schools, churches, clubs, cemeteries, governmental buildings, fire stations and water towers.

Historic Areas: Land recognized as having historical or architectural significance.

1.3.3. Parkland

There are no public parks in the Village at this time. However, the Village Commission may want to look at the possibility of acquiring all, or portions of, the two public parks which border our city limits. These parks, one belonging to Travis County and one belonging to the LCRA, serve the population located in the Village, in its ETJ, and beyond.

1.3.4. Business-Related

All land uses that are not considered residential, parkland, undeveloped or public/semi-public. Future land use plans should encourage flexibility that comes with mixed use districts. A small percentage of the developed land in Webberville is considered to be business-related. Office, retail, commercial services, and lodging, which are all types of land uses that are considered nonresidential, are discussed in the following sections.

- (a) **Office Space:** Used for professional office needs; There is a relatively small amount of land used for office purposes in Webberville today.
- (b) **Retail:** Retail trade, personal services, and business services. The historic significance and productive agricultural assets of Webberville are widely known in Central Texas. The Village has indicated its desire to develop additional retail which is tourist-related, based on its proximity to the Colorado River.
- (c) **Commercial Services:** Service-related establishments that have higher traffic counts and are considered to be of greater intensity than retail establishments, and that have a need for open storage areas. Examples of commercial uses include automobile-related services, home improvement centers, feed stores, and welding shops. There are several properties in Webberville that are currently used for commercial purposes.
- (d) **Lodging:** Bed-and-breakfasts and hotels. Such uses are difficult to classify in any typical land use category because their characteristics are different than other non-residential land uses. It is reasonable to assume, as Webberville develops its tourism base, that lodging facilities will increase within the Village.

1.3.5. Rural Acreage

- (a) **Rights-of-Way:** The network of thoroughfares that have been created to allow people to move from one area to another. Current roadways in (near, and through) Webberville that are generally regarded as integral due to their high traffic volumes include FM 969, Post Oak Road, Blake-Manor Road, and Water Street.
- (b) **Ag/Ranching/Rural Acreage:** Land in the city limits and the ETJ that is used for agricultural, ranching or wildlife management purposes. While portions of this land may be developed in the future for other uses, such as residential or commercial subdivisions, a significant portion of these properties are likely to continue to be utilized for rural purposes in the foreseeable future. Ranching, general agriculture, truck farming, wildlife management, woodlands, conservation easements, and other types of

sustainable rural uses will be considered valid and appropriate land uses in the *Future Land Use Plan*. Furthermore, undeveloped land that has no identifiable use has inherent value to the community and warrants a measure of preservation.

The percentage of rural acreage land within the city limits is approximately 85%. In the ETJ, this percentage is over 90%. The *Future Land Use Plan* will include recommendations about the way in which land currently classified as Rural Acreage can modified or be developed - that is, what type of alternate land use would be most appropriate in these areas based on current conditions.

1.4 DEMOGRAPHICS

1.4.1. Central Texas

The total land area for the Central Texas region is 2,739,161 acres. Of this, there is a total developed area of 740,563 acres. That is an average of 593 acres for every 1,000 people. There are .46 people per acre in the entire region and 1.69 people per acre in the developed areas.²

1.4.2. Village of Webberville

According to the 2000 federal Census, in April of 2000 the Webberville Census Data Tract had a population of [REDACTED]. It is estimated that the population of the ETJ is approximately [REDACTED]. Characteristics of that population are summarized below:

Figure 2. CENSUS INFORMATION

Male:

Female:

Median Age:

White:

Black:

Hispanic:

Family Households:

Non-Family Households:

Average Household Size:

Average Family Size:

Occupied Housing Units:

Vacant Housing Units:

² Executive Summary, Envision Central Texas (August 2003).

Owner-occupied Housing Units:

Renter-occupied Housing Units:

Population > 16 years of age in Labor Force:

Population > 16 years of age not in Labor Force:

Workers Commuting to Work:

Median Household Income:

Median Family Income:

Families Below Poverty Level:

1.4.3. City of Austin

With a current population of 692,102, Austin has grown tremendously and spans three counties, Travis, Hays and Williamson. Austin's eastward expansion is well on its way, with its five-mile ETJ expanding before it.

2. GUIDING PRINCIPLES & ACTIONS

The Village of Webberville is committed to steering land use and development in a manner that allows the community to thrive and grow while preserving the natural resources and quality of life that have made the area a wonderful place to live and work for over 160 years. In furtherance of that goal, the Comp Plan contains implementation-oriented policies that are responsive to the Village's guiding principles, and that directly address how the desired vision of the community can be achieved. In order to better relate to the Comp Plan itself, the guiding principles and related actions have been divided into subjects related to the Comp Plan sections.

PRINCIPLE 1: Future Land Use

Provide opportunities for coordinated, well-planned growth and development within the Village of Webberville and the extraterritorial jurisdiction (ETJ) while maintaining and enhancing the City's heritage and character.

- Action 1.1. Develop a *Future Land Use* component for the Comprehensive Plan that will provide for types of land uses appropriate for the community, location and amount of acreage, in the village limits and the ETJ.
- Action 1.2. Identify areas within the Village that are appropriate for different land uses.
- Action 1.3. Plan for future development that is compatible with the Village's natural features and existing land uses.
- Action 1.4. Identify land uses that may not be desirable and/or may not be compatible with the uniqueness of Webberville, such as industrial, heavy commercial, or mining developments.
- Action 1.5. Identify special areas within the Village that may warrant special land use designation, such as the area along Water Street, FM 969, and in historic areas.
- Action 1.6. Develop a growth management strategy that identifies and prioritizes areas within the Village's ETJ for future expansion of the Village's limits based upon established criteria.
- Action 1.7. Utilize this Comprehensive Plan in daily decision-making regarding zoning, land use and development proposals.
- Action 1.8. Take into consideration the effects of regional activities on transportation, natural resources, the economy, and land use patterns within Webberville and its ETJ.
- Action 1.9. Participate in regional groups which assist with the development and implementation of a regional vision addressing the growth of Central Texas.
- Action 1.10. Incorporate into the Village's planning efforts the valid studies and statistical data generated by those organizations with expertise that is deemed reliable.
- Action 1.11. Remain mindful of the high percentage of agricultural uses in the Village and work to preserve and enhance it.
- Action 1.12. Develop regulations that ensure new construction is consistent with the character, scale and quality of the Webberville style.
- Action 1.13. Seek to prevent the creation of exploited, abandoned or unsightly tracts of land within the Village and its ETJ.

PRINCIPLE 2: Transportation

Provide a balanced transportation system that is coordinated with existing needs and with plans for future growth; this system should be economical and responsive to environmental concerns.

- Action 2.1. Develop a Transportation Plan that will allow the Village to identify rights-of-way locations (for dedication purposes) and criteria (i.e., for a hierarchical system of roadways) such that future growth can be accommodated.
- Action 2.2. Identify any existing transportation deficiencies, and establish ways in which to improve such deficiencies, if possible.
- Action 2.3. Ensure that the following concerns are addressed when making decisions regarding transportation within the Village:
 - a. regional transportation,
 - b. roadway integrity (i.e., ensuring mobility),
 - c. adequate access (to and from Webberville and to and from land uses within Webberville),
 - d. impact of high-intensity land uses (i.e., trip generation, parking needs).
- Action 2.4. Explore alternatives to the automobile (e.g., bicycle lanes), and identify ways in which such alternatives can be accommodated within the existing and future transportation system; this is especially needed in and around Downtown Webberville, in public areas along the River.
- Action 2.5. Utilize the Comp Plan and the Transportation Plan in the plan review process, and in daily decision-making regarding zoning, land use and development proposals.
- Action 2.6. Urge the installation of sidewalks and/or bicycle lanes throughout the Village.

PRINCIPLE 3: Public Facilities & Infrastructure

Ensure that the needs of existing and future residents and businesses within Webberville are adequately served.

- Action 3.1. Develop a Public Facilities Plan that addresses the Village's current service needs and the possible expansion of service provision that will likely be required with future growth.
- Action 3.2. Provide public places vital to the administration of municipal affairs and provision of municipal services.
- Action 3.3. Prepare a Future Land Use Plan and related population projections to aid in establishing locational criteria and a general time-frame for service provision; specifically, establish locations for public safety-related services (fire and police stations), and relate the number of personnel required to the existing and future (projected) population.
- Action 3.4. Ensure that local infrastructure systems (e.g., wastewater system, water supply, storm drainage, electrical power, etc.) will adequately serve the health, safety and general welfare of residents and businesses within the Village and ETJ.
- Action 3.5. Review standards for the installation, use, and maintenance of septic systems, and where appropriate make necessary changes to those standards.

- Action 3.6. Utilize the Comp Plan and the Public Facilities Plan in the plan review process, and in daily decision-making regarding zoning, land use and development proposals.
- Action 3.7. Work with the Lower Colorado River Authority (LCRA), water providers, Travis County, and other applicable jurisdictions to incorporate water quality and supply standards into Webberville's regulatory program and encourage increased compliance.
- Action 3.8. Address centralized wastewater systems within the Subdivision Ordinance.
- Action 3.9. Adopt regulations and incentives that correlate lot size with water source so that lots serviced by well water or a blend of well water and surface water shall be larger than those lots serviced completely by surface water.

PRINCIPLE 4: Parkland

Ensure that adequate parkland, including playgrounds, sports fields, greenbelts and open spaces are provided as the Village continues to grow.

- Action 4.1. Provide an assessment of existing parks and open spaces that exist within Webberville and its ETJ today, and identify future parkland needs in relation to the Village's future projected population and in relation to anticipated future land use locations.
- Action 4.2. Explore options for ensuring adequate park and open space provision; such options include adopting a park dedication ordinance (within the Subdivision Ordinance), using of Village-owned property, purchasing property, and using floodplain areas.
- Action 4.3. Allow for developers to provide the Village with cash-in-lieu of parkland dedication to ensure funding for maintenance of existing parks and creation of new parks that serve the new developments and existing citizens.
- Action 4.4. Establish a pedestrian and bicycle trail system that is capable of providing an alternative to automobile travel throughout the Village and ETJ, but especially in and the downtown area and Water Street. (This should be correlated with the Transportation Plan.).
- Action 4.5. Continue development of sports facilities, schools, the River Park and other public parklands.
- Action 4.6. Pursue grants from regional, state, federal agencies, private endowments and foundations for the purchase, development, and/or maintenance of parkland.

PRINCIPLE 5: Historic Preservation

Ensure that the Village of Webberville's past is preserved, maintained, and honored when making decisions regarding the Village's future.

- Action 5.1. Provide an assessment of historic areas and structures.
- Action 5.2. Explore options for ensuring the preservation of historic areas and structures; such options include establishing an "historic preservation district" (within the Zoning Ordinance), or establishing an "historic overlay district" (within the Zoning Ordinance).

- Action 5.3. Establish ways in which the City can honor its history and use that rich history to bolster civic pride.
- Action 5.4. Utilize the Comp Plan and the Historic Preservation Strategies Plan in the plan review process, and in daily decision-making regarding zoning, land use and development proposals.
- Action 5.5. Pursue resources for conducting a series of archeological surveys in the City and its ETJ.

PRINCIPLE 6: Corridor Design

Ensure that a positive image of the Village of Webberville is projected within its major corridors.

- Action 6.1. Establish the corridors within which the Village should concentrate its aesthetic preservation and enhancement efforts; such corridors will likely include FM 969 and Water Street.
- Action 6.2. Establish the image that the Village wants to project within these corridors, and effective ways in which this can be pursued.
- Action 6.3. Explore options for projecting the Village's desired image; such options include establishing corridor overlay districts (within the Zoning Ordinance) that promote landscape buffers and preserve scenic vistas.
- Action 6.4. Establish criteria, design guidelines, and/or standards by which the Village can evaluate private projects and their contributions to Webberville's desired image within these corridors.
- Action 6.5. Utilize the Comp Plan and the Corridor Design Guidelines in the plan review process, and in daily decision-making regarding zoning, land use and development proposals.
- Action 6.6. Enact specific requirements for signage and landscaping along essential corridors, with the intent of minimizing the obstruction of our scenic views.

PRINCIPLE 7: Community Livability

Ensure that as the Village of Webberville experiences growth and development, its existing character and charm is maintained and enhanced.

- Action 7.1. Establish design-related guidelines for nonresidential development that will help the Village and its ETJ retain its unique environment as growth occurs; guidelines would be related to elements such as:
 - (a) signage
 - (b) setbacks
 - (c) building height
 - (d) building materials
 - (e) building size
 - (f) building mass (e.g., façade articulation requirement)
 - (g) parking (e.g., locational requirements to protect the view from the road)
 - (h) screening
 - (i) landscaping

- Action 7.2. Promote positive land use relationships (between different land uses and between land uses and the roadway) through adjacency standards.
- Action 7.3. Establish the image that the Village wants to project, and effective ways in which this can be pursued.
- Action 7.4. Establish criteria by which the Village can evaluate private projects and their contributions to Webberville's desired image.
- Action 7.5. Protect the environment through the recognition of environmentally sensitive areas (e.g., the Colorado River, groundwater recharge features, drainage channels and their watersheds.). Establish regulations that would protect such areas.
- Action 7.6. Establish in the Village's Land Development Code zoning overlay districts to protect entrance corridors, watersheds, and the downtown area from incompatible or out-of-scale development.
- Action 7.7. Encourage existing arts and cultural programs and support the development of new artistic ventures.
- Action 7.8. Maintain an active role in organizing and coordinating community activities and civic events for Webberville's citizens and the general public.
- Action 7.9. Encourage the use of public space and other properties as venues for the display of art and musical performances.

PRINCIPLE 8: Economic Development

Ensure that economic development opportunities are pursued in order to provide the Village with a solid fiscal outlook as future growth and development occurs.

- Action 8.1. Use the positive image that Webberville has to increase economic development opportunities, especially those that are tourism-related.
- Action 8.2. Establish target uses that are considered to be desirable within the Village.
- Action 8.3. Establish ways in which to attract target uses to locate in Webberville.
- Action 8.4. Establish methods and procedures for finding and applying for grants that may be available from private foundations and government agencies to assist the Village in accomplishing the objective stated herein.
- Action 8.5. Attract green industries that are likely to employ Webberville residents.
- Action 8.6. Create jobs that will enable the community to retain young adults and stem the loss of youthful citizens to larger cities.
- Action 8.7. Encourage small and medium scale sustainable and organic farming operations within the Village limits and the ETJ as part of the community's economic base.

PRINCIPLE 9: Natural Resource Protection

- Action 9.1. Remedy the issue of defective on-site sewage facilities (i.e., septic systems) through increased monitoring and enforcement, and by providing for a municipally-owned centralized sewer system.
- Action 9.2. Enact regulations specifically designed to preserve water quantity, protect water quality, and prevent water pollution.

- Action 9.3. Regulate the amount of impervious cover allowed on specific tracts in light of the proposed development's impact on the tract's topography, water quality, drainage, type of wastewater treatment system, and the available mitigation alternatives or corrective measures.
- Action 9.4. Foster tree preservation and responsible responses to the threats of Oak Wilt and Live Oak Decline.
- Action 9.5. Provide for the preservation of open space.
- Action 9.6. Encourage the construction and utilization of rain water collection systems.
- Action 9.7. Encourage lighting practices that preserve our night skies and limit off-site migration of artificial illumination.

PRINCIPLE 10: Ethical Decision-Making

- Action 10.1. Foster a shared sense of moral responsibility for land use decisions among municipal officials, developers, real estate professionals, land planners, citizens and property owners.
- Action 10.2. Enact policies and procedures that facilitate open and honest communications.
- Action 10.3. Strive for integrity throughout the land use and development process.

PRINCIPLE 11: Regional Planning & Intergovernmental Relations

- Action 11.1. Coordinate activities with local, state and federal agencies, including Travis County and TxDOT.
- Action 11.2. Participate in cooperative associations such as Regional Water Quality Planning.
- Action 11.3. Maintain a dialogue with the Council of Governments and the Village's municipal neighbors, in particular Austin, Bastrop, Elgin and Manor
- Action 11.4. Work cooperatively with LCRA, Envision Central Texas, TXDOT, and other entities engage in regional planning efforts to the benefit of the Village
- Action 11.5. Seek assistance from regional partners for the mapping of natural, cultural, and historic features, including soils, wetlands, floodplains, slopes, significant wildlife habitat, woodlands, farmland, archeological and cultural features, scenic views, recharge and contributing areas of aquifers.

PRINCIPLE 12. Annexation

- Action 12.1. Consideration for any ETJ Development Agreement or Planned Development District should include the developer's voluntary consent for annexation.

[Future Land Use Plan to be Added by Amendment]

3. FUTURE LAND USE

Provide opportunities for coordinated, well-planned growth and development within the Village of Webberville and the extraterritorial jurisdiction (ETJ) while maintaining and enhancing the Village's heritage and character.

3.1. The Purpose

The right of a municipality such as the Village of Webberville to regulate land is rooted in its need to protect the health, safety and welfare of its citizens. The first step in establishing guidelines for such regulation is the *Future Land Use Plan*, which establishes an overall framework for the pattern of development within Webberville and its ETJ. Specifically, the *Future Land Use Plan* designates areas for particular land uses, based principally on population growth, locational criteria, compatibility criteria, and a balance of land use types. Graphically depicted for use during the development plan review process, the *Future Land Use Plan* should ultimately be reflected through the Village's policy and development decisions. The *Future Land Use Plan* is not a zoning map, which deals with specific development requirements on individual parcels; the zoning map should, however, be based on the *Future Land Use Plan*. In general, the *Future Land Use Plan* is intended to be a blueprint laying out the vision for Webberville's future land use.

3.2. Recommended Pattern of Land Uses

Land uses have been recommended not only for the existing city limits, but also within the Village's ETJ. Municipalities in Texas do not have the same extent of land use control in the ETJ, and therefore, land uses are shown for two principal purposes. If and when Webberville annexes an area, the recommended use of the land is known and it can be zoned accordingly. Also, it is important to know the intended land use when engineering studies are conducted. Knowing whether an area is likely to develop as residential or nonresidential affects infrastructure such as roads and water and sewer lines. The following sections outline the various types of land uses that will help to provide a positive land use pattern in Webberville with future growth and development. The Introduction section (above) can be referred to for an expanded explanation regarding the various land use definitions.

3.3. Residential

Agricultural and Residential land uses are the predominant uses within the Village currently, and it is recommended within the Future Land Use Plan that this continue. Single-family residential land uses can be buffered from nonresidential uses through the development of medium residential land uses.

3.3.1. Low-Density (i.e., Single-Family)

This use consists of traditional, single-family detached dwelling units. Of the residential categories, it is recommended that low density residential continue

to account for the largest percentage. Also, much of the land area within the ETJ has previously been recommended for low density residential. Although all single-family areas have been considered low density, the Village should strive for a range of lot sizes in order to adequately provide for market choice. Webberville encourages development designs that exchange higher density for the preservation of valuable open space and parkland.

Existing manufactured homes have been included within this category in the Future Land Use Plan. Site-built homes should be encouraged as replacements for manufactured homes whenever possible. Zoning, Subdivision, and Watershed Protection regulations should establish appropriate standards for density for those properties located within Recharge Zones or watershed zones.

3.3.2. Medium Density

This use consists of two-family, attached dwelling units, such as duplex units and townhomes. As discussed within The Introduction section (above), there are currently medium density areas within Webberville. It is anticipated that new areas for medium density land use will be developed in the future. One recommended area is located in proximity to FM 969 west of its junction with Post Oak Road.

Medium density land uses provide areas for “empty nesters”, who may not want the maintenance of a large-lot single-family home, and for young families, who may find a townhome or duplex more affordable. The percentage of acreage that has been allocated for medium density land use within the Village and ETJ may seem low, but the fact that these areas are dense allows them to develop on a relatively small amount of acreage.

3.3.3. High Density

This use consists of traditional apartment-type units in attached living complexes. There are no high density residential areas within the city limits of Webberville, but with the increased need for housing diversity that the Village will experience with population growth, it is anticipated that there may be a market for such uses in the future. In response to this, it is intended that some of the land allocated to Mixed Use will be used to develop high density residential housing. The fact that no land has been designated solely for high density residential use is not intended to exclude such uses from developing in the Village or ETJ. Since high density developments impact concentrated areas, these guidelines should be considered for any multifamily development:

- (a) The proposed multi-family tract should take access from a collector or major thoroughfare (i.e., not directly adjacent to local residential streets).
- (b) All structures within the multi-family development should be no less than 50 percent masonry.

- (c) The tract should not be less than approximately ten acres in size and on a public water system. Greater density may be available if the subdivision is served by an organized sewer system.
- (d) If the tract is adjacent to single-family residential dwellings, transition areas (green space, buffer areas, medium density development, etc.) should be incorporated into the project.
- (e) Based upon the density of the complex, an appropriate amount of usable open space should be required.

3.4. Non-Residential Land Uses

Residents of the Village of Webberville have the advantage of being able to live, work and recreate within the City itself and within reasonable commuting distance. The existence of nonresidential uses allows this. Bed-&-breakfasts and inns should be permitted as conditional uses in any area, with the proper parking, buffering, and access considerations taken into account.

3.4.1. Offices

There is a small amount of land used for office purposes in Webberville. However, office uses are in keeping with the small-town character of the community, and it is recommended that the amount of land used for office purposes be increased. There is an area that is recommended for concentrated office land use is the area along FM 969 through downtown Webberville. In other areas of Webberville, offices can be developed between residential and higher intensity land uses to provide for a positive transition between them. When adjacent to residential uses, offices should be designed in a manner that is compatible with adjacent residential land uses. In addition, due to the high compatibility between office and residential land uses, within areas that are designated as Office on the Future Land Use Plan map, residential uses could generally be permitted. Office uses are also encouraged within any area designated for Retail, Regional Retail, or Commercial, or in areas designated for Mixed Use on the Future Land Use Plan map. It should be noted that commercial land uses should not be permitted within areas designated for Office uses.

3.4.2. Local Retail

Webberville has a shortage of diversified retail services. One of the stated goals mentioned repeatedly in the community survey and in meetings of the Planning Advisory Board is the desire for more retail, particularly restaurants, a grocery store and small specialty shops which would cater to tourists as well as locals.

The recommendations for retail uses within the *Future Land Use Plan* are intended to support this objective.

To ensure that new retail development will be compatible with the unique character of the Village, the Village should consider design guidelines for uses that locate along FM 969, Post Oak Road, and elsewhere:

- (a) limiting the maximum building size of uses
- (b) identifying desired building materials,
- (c) integrating more pedestrian elements (e.g., street furniture, sidewalks, trails), and
- (d) integrating public spaces (e.g., gazebos, patios, courtyards and squares)

Within areas that are designated as Retail on the Future Land Use Plan map, low and medium density retail should be permitted within Retail areas along FM 969 and office uses should generally be permitted within any Retail areas. This is consistent with the way in which the community survey and the Planning Advisory Board have indicated a desire for new retail and is consistent with the Guiding Principles of this document. However, commercial land uses should not be permitted within Local Retail areas.

3.4.3. Regional Retail

As the Village grows in population, there will be an increasing need for larger retail stores, such as grocery stores, department stores, and auto sales. These retail sites will be different in nature and size than what has developed previously, and what is envisioned to develop in the future in the core area of Webberville.

A grocery store is a necessary, but a typical, facility that is likely to attract and anchor other regional retail uses. The Village, therefore, should consider a maximum building size for these areas that is higher than what has been previously seen in Webberville, such as 100,000 square feet. There must also be an awareness of and consistency with the Webberville scale. This is still in keeping with the community character that the Village desires to maintain, but would allow residents to shop for groceries locally or shop at a large bookstore, activities which they would not be able to pursue in present day Webberville. Office and retail land uses should also be permitted within areas designated for Regional Retail. Commercial land uses should not be permitted. Strict exterior design standards will be necessary to ensure compatibility with Webberville's desired style, including aesthetics.

3.4.4. Mixed Use

The *Mixed Use* land designation is intended to provide flexibility in the type of development that occurs. It is envisioned that within this area, the primary process of development would be a planned development district (PD), wherein the developer and the Village would work together to ensure that a large, diverse proposed development would enhance Webberville.

Communities across Texas are experiencing an increased market demand for concentrated areas where people can shop, eat, work and live. This land use designation is intended to support this type of a development concept in a high quality manner by providing an opportunity for a creative mixture of land uses. Uses that should be permitted within Mixed Use areas are: low, medium, and high density residential, office, retail, and regional retail. Commercial land uses should not be permitted.

3.4.5. Business Park

The intent of this use designation is to provide Webberville with a location for a regional office complex (campus). Such uses have many positive aspects, such as providing local employment and increasing tax revenue, and they are relatively low impact, with the exception of their parking lots. Uses envisioned for the area designated as *Business Park* could be multi-story, of different materials, etc., differentiating them from structures that would be located within the central Village, which are intended to be designed similarly to homes. They could include warehousing and service centers, with well-organized transportation infrastructure systems. All other types of nonresidential land uses should also be permitted within areas designated for Business Park, with the exception of commercial service uses.

3.4.6. Commercial Services

Traditional commercial uses generally are not compatible with the character the Village desires to maintain and enhance. As mentioned within *The Introduction* section, examples of commercial uses include automobile-related services, feed stores, welding shops, and pawn shops. There are few areas in Webberville that are currently used for commercial purposes, and it is not recommended that the Village have a large allocation of Commercial Service designated areas. For areas in which Commercial Service uses are permitted, the Village should consider establishing design-related guidelines to ensure their compatibility with other uses of less intensity. Within these guidelines, the Village should require open storage areas to be buffered and/or screened from any adjacent residential uses and from public view. It is strongly recommended that the Village limit future commercial uses to areas that are designated as such on the Future Land Use Plan map. Due to compatibility issues with other types of land use, commercial uses should not be permitted within any other areas of the Village.

3.4.7. Public/Semi-Public

This land use consists of uses that are of an educational, religious, governmental or institutional nature. Public/semi-public uses are generally permitted within any area, so the areas shown on the *Future Land Use Plan* map include the related current uses. Historic areas and parkland have also been designated as public/semi-public. The Village may delineate an area within which specific regulations pertaining to historic landmarks should be applied.

4. FUTURE PLANNING ISSUES

4.1. Adoption of Ordinances

The Village has adopted ordinances (such as zoning and subdivision ordinances) that are based on this Comprehensive Plan in order to achieve the land use recommendations made herein.

4.2. Ordinance Amendments

A policy is hereby established for amending the Future Land Use Plan in order to be consistent with emerging needs in the community. In order to expedite the process of amending the Future Land Use Plan and to ensure zoning regulations correspond, the related amendment recommendation(s) may be forwarded simultaneously with specific rezoning requests. If a rezoning request is consistent with the Plan, a routine review process would follow. Recommendation of the project should include a notation that the proposed rezoning request is consistent with the Plan. Other review criteria (i.e., traffic impact, compatibility with surrounding uses, etc.) should also be applied. It is recommended that the Village of Webberville engage in regular review of the Future Land Use Plan to further ensure that adopted zoning regulations are consistent and that all amendments made subsequent to the Plan's initial adoption are reflected within the Future Land Use Plan and its map.

4.3. Development Proposals & the Future Land Use Plan

The Village anticipates that some proposals will be submitted by applicants that, if approved, will result in inconsistencies between the Village's zoning regulations and the Future Land Use Plan. The Village may craft specialized development parameters through Planned Developments (PDs) and Development Agreements. The Village may approve the proposal if it is beneficial to the community. Review of such development proposals should include the following considerations:

- (a) Will the proposed change enhance the site and the surrounding area?
- (b) Is the proposed change a better use than that recommended by the *Future Land Use Plan*?
- (c) Will the proposed use impact adjacent residential areas in a negative manner? If so, how will the developer mitigate the damage or achieve balance? Or, will the proposed use be compatible with, and/or enhance, adjacent residential areas?
- (d) Are uses adjacent to the proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility?
- (e) Does the proposed use present a significant benefit to the public health, safety and welfare of the community?
- (f) Would it contribute to the Village's long-term economic well-being?
- (g) Does the proposal preserve or enhance water quality protection?

Development proposals that are inconsistent with the *Future Land Use Plan* (or that do not meet its general intent) should be reviewed based upon the above questions and should be evaluated individually. It should be incumbent upon the applicant to provide evidence that the proposal meets the aforementioned considerations and supports community goals and objectives, as set forth within this Comprehensive Plan. It is important to recognize that proposals inconsistent with the Plan might be an improvement over the uses shown on the Plan for a particular area. This may arise due to changes in the market, development, or economic trends that emerge. As such changes occur, and especially if there is a significant benefit to the Village of Webberville, then these proposals should be approved, and the *Future Land Use Plan* should be amended accordingly.

4.4. Transportation

Planning must provide for a balanced transportation system that is coordinated with existing needs and with plans for growth. This system should be economical and responsive to environmental concerns. Transportation is inherently linked to land use. A community's transportation system is vital to the community's ability to grow in a reasonable manner. The type of roadway dictates the use of adjacent land, and conversely, the type of land use dictates the size, capacity and flow of the roadway. A major challenge for the Village of Webberville lies in accommodating population growth within the existing transportation system and in the accommodation of new land development through the expansion of that system. More specifically, the transportation system should:

- (a) Protect the ambience, character, and quality of existing neighborhoods by directing traffic generated by growth away from existing neighborhoods.
- (b) Provide gateways to the business district from major roadways and arterials to ensure easy access to Downtown Webberville
- (c) Provide ready access and eliminate congestion to future retail land uses.
- (d) Promote the safety and well-being of citizens by defining emergency access corridors and prohibiting the building of low-water crossings.
- (e) Require environmental and/or other appropriate impact studies for all new roadways to ensure appropriate surface water drainage.

The references made regarding the transportation system should not be viewed as references solely to roadways. Communities across the nation are becoming increasingly aware of the problems inherent in constructing a system for the automobile alone; accommodating pedestrians and cyclists is important in creating a community. Webberville is not, generally speaking, a pedestrian friendly environment. This condition can be improved without great capital outlays. Another challenge for the Village lies in the integration of pedestrian and bicycle facilities such that these facilities entice usage. The County Park on the Colorado River could easily form the basis, or hub, for such a system.

4.5. Summary

These recommendations should guide Webberville's future land use planning and related policies. The Future Land Use Plan is not a zoning map. It is a guide to decision making in the context of the Village's future land use, and it should be the basis for the Village's zoning regulations as they are developed and enacted.

The official copy of the *Future Land Use Plan* map will be on file at Webberville's City Hall. The boundaries of land use categories as depicted on the official map should be used to determine the appropriate land use category.

5. CONCLUSION

As an historic community which anticipates considerable growth within the coming decade, Webberville has a legitimate public concern regarding the development and use of land in and around the community. The Village acknowledges that it cannot isolate itself from regional growth and regional planning efforts, but must be an active participant in these efforts. How buildings and their amenities are constructed and utilized has a direct impact on the character and livability of Webberville. Concerns regarding quality of life, traffic management, water protection, environmental protection, historic preservation, economic development, and scenic vistas are at the very center of municipal governance in Webberville.

This Comprehensive Plan is adopted in furtherance of the Village's goal of achieving *smart growth*. This plan provides the rationale underlying the Village's Land Development Code, and the individual ordinances therein. Preferences stated in this Plan represent the informed consensus of the Village Commission, Planning & Zoning Commission, Village staff, professional consultants and participating citizens. Having conducted numerous public hearings and provided ample public notice, the Village of Webberville is confident that this document reflects the shared vision of the community.

The Village of Webberville is committed to complete work on a more thorough Comprehensive Plan within the next fiscal year.

Adopted and approved this, the 27 day of May, 2009, by a vote of ____ (eyes) to ____ (nays) with ____ (abstentions) of the Village Commission of the Village of Webberville.

VILLAGE OF WEBBERVILLE

By: _____
Mayor Hector Gonzales

ATTEST

By: _____
Carolyn Choate, Village Clerk

APPROVED AS TO FORM

By: _____
Alan J. Bojorquez, Village Attorney