

# **FUTURE LAND USE PLAN**

## **INTRODUCTION**

The Future Land Use Plan is one of the most important aspects of a Comprehensive Plan. Although a Land Use Plan does not constitute zoning, the Land Use Plan forms the basis for a future Zoning Map. The Land Use Plan is developed in relation to current and future constraints, needs and opportunities. The Comprehensive Plan is intended to provide guidance to areas in Flatonia which are vacant or which are developed and need to be changed based on the health, safety or welfare of the community.

Flatonia has the charm and character of a small town, and based on citizen input it is a wonderful place to live and work. By assessing the entire town's existing land uses, the economic vitality and the needs and issues of the citizens and businesses, Flatonia will continue to be a great place to live and work. The Future Land Use Plan is the primary force in shaping how Flatonia grows and changes to meet these needs and issues. This portion of the Comprehensive Plan brings together the Current Land Use Map, Future Population Projections (to 2010), and citizen opinions that have been gathered from the Community Survey, Visioning Workshop, and Parks Survey. The Future Land Use Plan (Plate 4-1) is a geographic representation of all the components contained in the Comprehensive Plan, which form the framework upon which the future land use pattern of the City can develop.

In order to develop the Future Land Use Plan for Flatonia, the City Council, Comprehensive Plan Steering Committee and the Parks Committee attended a planning session. At this session, the group was presented with information from the Vision Workshop, Community Survey, Parks Survey, and Baseline Analysis. The following are some of the basic facts that were discussed:

### **Community Goals Developed at the Vision Workshop**

1. Promote Economic Growth
2. Preserve Architectural Integrity of Flatonia (Beautification)
3. Ensure a Quality Infrastructure
4. Provide Educational Opportunities

5. Community Services (EMS, Fire, Police)
6. Increase Affordable Housing

**Salient Points from the Community Survey**

1. Most Common Issue: Jobs/Businesses
  - Where will additional businesses locate?
2. Need to Preserve Small-town Character
  - How to do this through land use?
3. General Support for “Land Use Plan”
4. Family is #1 Reason Why Adults Live in Flatonia
  - How to keep it as a place for families?

**Parks Issues from the Community Survey**

Citizens rated the following facilities as being the most important to them:

<u>Facility</u>	<u>Responses</u>
1. Indoor Recreation	173
2. Trails	153
3. Large-event Pavilion	144
4. Playground	142
5. Camping/RV Sites	140
6. Swimming Pool	118
7. Picnic Facilities	112
8. Picnic Pavilions	106
9. Historic Railroad Park	83
10. Natural Habitat Area	78

The Parks Committee discussed the top four proposed projects:

1. Neighborhood Park
  - Playground, Trail, Pavilion, Picnic Sites, Small Amphitheater
2. Historic Railroad Park
  - Walking Trail, Elevated Platform for Viewing/Picture Taking, Picnic Sites, Kiosks, RV Sites
3. Expanded Golf Course
  - Expansion of Existing Park
4. Indoor Recreation Center
  - Although this is the most desired facility in the community, the Committee felt that this project should be put off for a couple

of years due to the financing and managing aspects of such a facility.

### **Land Use Issues from the Baseline Analysis**

1. City will add approximately 180 people by 2010 (see page 4-7)
  - Where will these people live?
2. Approximately 250 acres are currently being used as either Vacant or Agriculture.
  - What, if anything, needs to be done with this acreage.?
3. Low amount of acreage used for Industrial and Commercial purposes.
  - Where will these uses reside in Flatonia?
4. Flatonia has an above average amount of Retail per Capita, but increasing the Retail in the area will increase City revenue for improved City services.
  - Do the citizens want more Retail, and where will this reside?

Other issues that were considered during the Future Land Use Workshop included:

- The location of Flood Plain areas,
- The need for buffer zones between industrial use areas and residential areas, and
- The most appropriate location for industrial uses based upon existing transportation and utility infrastructure as well as on future residential use locations.

### **RECOMMENDED LAND USE DISTRICTS:**

It is important to note that not all of the land uses established in the Future Land Use Plan will become zoning categories in the Zoning Ordinance, and some zoning categories that will be developed in the zoning ordinance are necessarily contained in the Land Use Plan. The zoning plan will be done at a later date and will be in accordance with the Land Use Plan. Decisions regarding a zoning map/ordinance will be made after the adoption of the Comprehensive Plan Ordinance. Nevertheless, the overall contribution that each of these categories makes to the character of the community should be a significant factor related to how they are allowed to develop, especially in terms of their density, aesthetic appeal, compatibility with adjacent land

uses, and interaction with the environment. The Future Land Use Map, Plate 4-1, is a graphical representation of the land use categories.

The land use districts that are used as the basis for the Future Land Use Plan for Flatonia include the following:

Park/Open Space District

Areas designated as public (although not necessarily owned by the public) parkland and any areas intended for this purpose in the future. Areas designated as preserve land and any areas intended for this purpose in the future.

Residential District:

Includes activities that occur in all types of residential uses, structures, ownership characteristics, or the character of the development.

- Low Density Residential – Residential lots with less than four dwelling units per lot.
- High Density Residential – Residential lots with more than four dwelling units per lot.

Public Use District:

Areas owned by the city, county, school district, state, or church (eg., City Hall, fire station, school buildings, library, storage sites, and cemeteries). This does not include railroad right of ways.

Commercial/Office/Retail District:

Areas where one or more of the following uses occur:

- Commercial – Areas allow for commercial amusements, building materials yards, automobile garages and sales lots, automobile body repair, warehouses, telecommunications/ broadcasting towers and facilities, wholesale establishments, and the sale of used merchandise and welding shops.
- Office - Areas designated for Professional/ Administrative Offices – doctors, dentists, real estate, architects, accountants, secretarial service, etc.
- Retail – retail activity, intended to serve the local citizens of Flatonia. Uses include small grocery stores, pharmacies, personal service shops

(i.e., hair salons, dry cleaners, tailors, florists, etc.), day care centers, medical/dental and general offices, banks/ financial institutions, small restaurants and cafes, a few convenience stores with gasoline sales, a farmers market, a car wash, grocery stores, restaurants, large bookstores and similar establishments. In addition to this type of local retail, regional retail could also exist (eg., large retail establishments, including shopping malls, large single-tenant retail users, motels and hotels.)

Historical District:

This area immediately surrounds the downtown square and is meant as a district that would serve to preserve the historical buildings and nature of this particular area. Uses such as residential, commercial, retail, office, park, and public could occur in this district as long as the uses do not interfere with the purpose of the district.

Light Industrial District:











Areas might include light industry which entails unenclosed operations or storage, heavy industry with limited external effects or light industry with no outdoor storage (e.g. industrial park)

The future land uses will change over time as more people move to Flatonia and development adapts to this change in population.

**FUTURE POPULATION INCREASE**

Flatonia's population is expected to increase by approximately 180 people by 2010 (Table 4-1). The projected increase in population is based on historical population increases in electric hookups, school enrollment, and census data (ie., a symptomatic approach to population forecasts). As the figures below show, Flatonia could have less population in 2010 than the projected population of 1,615. However, more than likely the population increase will be more significant than projected if many of the suggestions in this Comprehensive Plan such as higher density residential development and industrial park development occur.

# City of Flatonia Future Land Use Plan

-  City Limit
- Future Land Use**
-  Residential
-  High Density Residential
-  Mixed Use - RE/CO/OF
-  Light Industrial
-  Park/Open Space
-  Public
-  Historic District
-  State Highways
-  ETJ



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

700 0 700 1400 Feet



**Table 4-1**  
**POPULATION PROJECTIONS**  
**City of Flatonia, Texas**

<b>YEAR</b>	<b>POPULATION</b>
1990	1295
2000	1455
2010	1615
2020	1775

Source: Lower Colorado River Authority

## **LAND USE COMPOSITION**

Another important aspect in planning Flatonia's future is understanding the current relationship between land use and existing population and then planning future land use based on the projected population and its corresponding land use requirements. It can be assumed that future land uses will have approximately the same intensity, or per capita, relationship as they do today for Residential uses. For example, the current residential acreage per 100 persons is 27.2 acres. If the residential density were to remain the same, one would expect that this ratio would remain the same. However, based on the citizen input and demand for more higher density housing this density ratio will change. As Table 4-2 shows, the new ratio for Future Residential Land Use is 24.7 acres per 100 persons - denoting a higher density of residential use in the future.

Although the future residential use ratio has changed slightly from the current land use ratio, all other uses have changed more dramatically in the Future Land Use Map based on the demand from citizens for more parks and more jobs. In addition, use categories have changed significantly from the Current Land Use. For example, the uses in the current use map such as Mixed Use, Retail, Commercial, and Office have all been combined in the Future Land Use Map to become Commercial, Retail, Office. In addition, a new category, "Historical" has been identified in the Future Land Use Map for areas around the downtown square. Furthermore, "Higher Density Residential" has been developed as a new land use category for areas with more than one residential unit per lot (see Land Use Descriptions below for more detail).

The following table shows the recommended composition and type of future land use for Flatonia. The acreage listed corresponds with and is graphically represented by the Future Land Use Plan, Plate 4-1. These land uses reflect a reasonable balance for meeting local needs.

**Table 4-2  
LAND USE COMPOSITION  
City of Flatonia, Texas**

LAND USE CATEGORY	CURRENT LAND USE			FUTURE LAND USE		
	Acres	Percent of Developed Land	Acres per 100 People(1)	Acres	Percent of Developed Land	Acres per 100 People(2)
<b>Residential</b>	395.37	50.5%	27.2	398.58	45.0%	24.7
<i>Single-Family</i>	355.42	45.4%	24.4			
<i>Manufactured Housing</i>	39.95	5.1%	2.7			
<i>Low Density Residential</i>				354.02	40.0%	21.9
<i>High Density Residential</i>				44.56	5.0%	2.8
<b>Historical</b>				28.4	3.2%	1.8
<b>Agricultural</b>	160.98	20.6%	11.1	0.00	0.0%	0.0
<b>Public</b>	96.82	12.4%	6.7	90.56	10.2%	5.6
<b>Commercial/Office/Retail</b>				141.37	16.0%	8.8
<b>Commercial</b>	53.17	6.8%	3.7			
<b>Retail</b>	34.33	4.4%	2.4			
<b>Mixed Use</b>	8.17	1.0%	0.6			
<b>Office</b>	8.13	1.0%	0.6			
<b>Industrial</b>	6.18	0.8%	0.4	118.85	13.4%	7.4
<b>Park</b>	20.68	2.6%	1.4	108.17	12.2%	6.7
<b>Total Developed</b>	783.83		53.87	885.93		54.9
Rights of Way	171.00		11.75	171.00		10.6
Vacant	102.11		7.02	0.00		0.0
<b>Within City Limits</b>	1056.94		-----	1056.93		-----
Within ETJ	1338.00			1338.00		

Source: Lower Colorado River Authority

(1) 14505 persons - YR 2000, (2) 1615 persons - YR 2010



## FUTURE LAND USE REQUIREMENTS

Another important aspect in planning for Flatonia is the relationship of the projected population in relation to the future land use requirements. For planning purposes, it can be assumed that, in the near term in Flatonia, future land uses could be approximately the same as or of similar intensity to those that presently exist.

Table 4-3 shows that the future land use requirements for Flatonia in relation to the population projections. The comparisons shown in Table 4-3 are intended to facilitate a better understanding of the land use relationships shown on the Future Land Use Plan. Table 4-3 also shows that based on the future land use per capita ratio the total amount of acres needed for population of 2,000 persons is 1,100 acres; the total amount of land needed for 3,000 persons is 1,650 acres; and the total amount of land for 5,000 persons is 2,750 acres. Flatonia currently has 1,056 acres within its city limits with approximately 171 acres used as rights of way (roads, streets, highways, alleys). Therefore, excluding this right of way acreage, Flatonia currently has approximately 885 acres within its city limits, which is sufficient for the projected population of 1,615 persons by 2010. However, to accommodate more growth in population, the City will need to develop an annexation plan.

**Table 4-3**  
**FUTURE LAND USE REQUIREMENTS**  
City of Flatonia, Texas

LAND USE CATEGORY	ACRES PER 100 PERSONS (1)	FUTURE ACRES REQUIRED (2)		
		2,000 Persons	3,000 Persons	5,000 Persons
<b>Residential</b>	24.7	494	741	1,235
<i>Low Density</i>	21.9	438	657	1,095
<i>High Density</i>	2.8	56	84	140
<b>Historical</b>	1.8	36	54	90
<b>Public</b>	5.6	112	168	280
<b>Commercial/Office/Retail</b>	8.8	176	264	440
<b>Industrial</b>	7.4	148	222	370
<b>Park</b>	6.7	134	201	335
<b>Total Developed</b>		1,100	1,650	2,750

Source: Lower Colorado River Authority

(1) Based upon the estimated number of acres, established by the total number of acres in Flatonia and the projected population increase, and Future Land Use Plan; (2) The total developed acreage does not include Right of Way acreage.

## **FUTURE LAND USE POLICIES**

The following section describes recommended policies that should guide Flatonia's future land use planning efforts:

- Plate 4-1 provides the general description of Future Land Use categories, and text in this chapter provides explanation of key components of the Plan. Flatonia should maintain its future land use plan (Plate 4-1) to provide areas for different types of land uses and intensities, and should plan for public services and facilities appropriate for the planned land uses. The Plan establishes the general pattern of future land use, as appropriate, to achieve the community's goals and objectives.
- Flatonia should identify appropriate locations, and develop appropriate zoning, for high-density residential development based on the safety, welfare and economic well being of those potentially affected by such development.
- Flatonia should follow the Housing Strategies outlined in the Housing Plan to ensure an appropriate mix of residential development.
- Flatonia should establish design guidelines for all types of development in all use categories.
- Flatonia should establish a design review team to review and recommend developments to City Council to ensure compatibility with adjacent land uses and the community's character as a whole.
- Flatonia should adopt a Zoning Ordinance that is in accordance with the Comprehensive Plan. If a proposed zoning ordinance is significantly different than the Land Use Map in Plate 4-1 then the Land Use Map for the City must be modified and approved by the City Council prior to the adoption of the proposed Zoning Ordinance.
- Flatonia City Council and Staff should use the Comprehensive Plan and Future Land Use Map to establish the general pattern of development and to encourage development to occur in the appropriate locations based on the Future Land Use Map and zoning ordinance (once adopted).
- Non-residential development should be evaluated according to the types of uses proposed, their compatibility with surrounding uses, and the ability of existing or planned infrastructure to provide adequate services to these uses.

- Flatonia should continue to provide adequate notice to the public for their input on future developments.
- Flatonia should only approve amendments to the Future Land Use Plan that meet the Goals and Objectives of the community that have been described herein.

The Future Land Use Plan shown on Plate 4-1 is intended to provide an overall framework for guiding the actions of the different entities responsible for determining Flatonia's future. It will be important that the Plan be used on a daily basis in order for the City to enjoy the benefits of consistent development over a long period of time.