

GROWTH CAPACITY

Adopted March 27, 2023

Katy must prepare for, and have the capacity to meet, the service demands of current residents plus future new development and redevelopment. Growth can bring many economic and community benefits but must be balanced with reinvestment in Katy's established neighborhoods and non-residential areas, which tax base expansion through revitalization will help support.

Infrastructure and services are essential to secure investor interest and assurance to undertake private projects in Katy. Likewise, the City depends on an adequate tax base from business activity and private property improvements to fund essential capital projects and ongoing maintenance.

Plan Sections

- **Growth Capacity**
- Land Use and Development
- Transportation
- Economic Development
- Recreation and Amenities
- Plan Implementation

Why this Comprehensive Plan Section is Important for Katy

- Together with the Land Use and Development section, focuses on the potential extent of growth in and around Katy in the decades ahead, where this growth might occur, and the implications it could have for the City.
- Highlights that, as in other mature communities, Katy has aging infrastructure and public facility needs to address, including to maintain the capacity and efficiency of water and wastewater systems in compliance with applicable federal and state regulations.
- Points out that capital investments in public infrastructure such as utilities and streets can signal desired locations for growth, help maintain a high quality of life for residents, and create a framework for land development and revitalization.
- Emphasizes that absorbing some of the community's projected population growth within existing developed areas will inject new dollars and energy inside the city, capitalize on public infrastructure and facilities that are already in place, and potentially lead to new housing options and commercial and mixed-use developments.
- Reinforces the City's role in growth management and related tools and methods, including:

- Local development regulations that govern subdivision and re-platting activity, provide for the appropriate use of land through zoning, and set minimum standards for the nature and quality of development.
- Financing and special district mechanisms that advance the community’s growth and economic development objectives while supporting beneficial private development and reinvestment.
- Ongoing partnerships with other key public agencies, including Katy ISD and the three counties in which Katy is situated – Fort Bend, Harris and Waller.

Accomplishments

Progress and achievements resulting from past planning and implementation efforts were identified through leadership and community input to this plan. Significant items cited that are most relevant to the Growth Capacity topic include:



- Development of formal capital improvements planning process.
- Ongoing investment in maintaining existing water, wastewater and drainage infrastructure, including increased storm water detention.
- Successful bond elections for infrastructure and public safety facility improvements.
- Post-Harvey steps to improve emergency preparedness and communications, including an expanded Office of Emergency Management (OEM) and the KTALERT mass notification system.
- Upgraded drainage standards.
- Initial planning and conceptual design for Leyendecker Landing project for both flood control and recreational benefits.
- Updates to City’s Water Conservation and Drought Contingency Plan.
- Upgraded water meter system.
- Increased public safety staffing, capabilities and budget support, including for tropical storm preparedness and other emergency response scenarios.
- “Recognized Law Enforcement Agency” designation for Katy Police Department.
- Police Department substation added at Katy Mills Mall.
- Prestigious Insurance Services Office (ISO) Rating 1 for Katy Fire Department.
- Fire Department transition from volunteer to full-time staffing.
- Growth to three fire stations, along with new apparatus and equipment, plus rehabilitation of existing facilities.



Vision, Guiding Principles and Plan Priorities

The Growth Capacity section ties into the overarching Comprehensive Plan framework in the following aspects:

Link to Vision

Providing a safe, connected and resilient place to live, work, invest, learn and worship.



Relevant Guiding Principles

GP2: Katy will be **ENGAGED** as it seeks to build and maintain partnerships in all arenas, including transportation, infrastructure, economic development, emergency response, and parks and recreation.

GP3: Katy will be **AUTHENTIC** as it seeks to preserve its small-town feel and unique identity, through continuing improvements to public areas and facilities, historic preservation efforts, and ongoing and new community events that bring people together.

GP4: Katy will be **FOCUSED** on maintaining the core elements that are valued by residents, including public safety and infrastructure to meet today's needs and beyond.

Relevant Strategic Priorities

1. Ongoing Attention to Katy's Infrastructure and Public Safety Services.
2. Pro-actively Preparing for Ongoing Growth.
5. Advancing Plan Priorities through New and Improved Implementation Tools.

Framework for Action

The Framework for Action in each plan section builds off of the plan priorities confirmed with Katy City Council during the transition from the Existing City to the Future City phase of Comprehensive Plan development. The actions in this Growth Capacity section involve tangible steps that will lead to achievement of the Goals in line with the plan's Guiding Principles. The actions are categorized into the five types of plan implementation activities as highlighted in the Introduction section:

1. Capital Investments
2. Programs and Initiatives
3. Regulations and Standards
4. Partnerships and Coordination
5. More Targeted Planning/Study

Goals for Growth Capacity

- GOAL GC1:** Continued support for public safety services to maintain responsiveness and levels of service expected by Katy residents.
- GOAL GC2:** Pro-active planning and investment in ongoing maintenance and upgrades to City-owned public infrastructure and facilities.
- GOAL GC3:** Collaboration with various partner agencies and organizations to advance strategies and projects that address regional issues involving utility and transportation infrastructure, flooding and emergency response.

Strategic Action Priorities for Growth Capacity

ACTION		Initiate	Action Type	Action Leaders and Key Partners
GOAL GC 1: Continued support for public safety services to maintain responsiveness and levels of service expected by Katy residents.				
SAP 1.	Complete facility upgrades funded through the most recent successful public safety bond proposition.	Ongoing	Capital Investments	<ul style="list-style-type: none"> ▪ City Administrator ▪ Police and Fire ▪ Finance
SAP 2.	Continue planning for a next fire station, likely in western Katy in the vicinity of the Pederson Road interchange along I-10, given the pace of residential and commercial growth and response-time considerations (designed to house a pumper apparatus vehicle and a medic unit, and requiring 12 personnel). Also monitor the longer-term outlook for Fire Station 1 along Avenue D, in the 7-10 year timeframe, following a recent rehabilitation of this facility.	Years 1-5	Capital Investments	<ul style="list-style-type: none"> ▪ City Administrator ▪ Fire



ACTION	Initiate	Action Type	Action Leaders and Key Partners
<p>SAP 3. Continue exploring potential siting of a fire training tower, which ideally would be located central to all stations and with enough land for a burn facility and a public safety training facility for both the Fire and Police Department use.</p>	<p>Years 6-10</p>	<p>Capital Investments</p>	<ul style="list-style-type: none"> ▪ Fire ▪ Police
<p>SAP 4. Plan for an eventual free-standing Emergency Operations Center (EOC) for use during disaster scenarios and other significant incidents, so all City departments would be together under a unified command. This would replace the current EOC setup in the Police Department training room.</p>	<p>Years 6-10</p>	<p>Capital Investments</p>	<ul style="list-style-type: none"> ▪ Fire - Office of Emergency Management ▪ Police
<p>SAP 5. Provide adequate funding to support high-quality police and fire services in line with continued population growth and development, increasing service call volumes, added traffic in the area, and other indicators of growth-related effects on public safety coverage, response times and service levels. In growing jurisdictions, the challenge is to avoid slipping into a mainly reactive, call-driven posture versus a preventive mode through such programming as community-oriented policing, community outreach/education efforts, home and business security and fire risk evaluations, smoke detector promotion, etc.</p>	<p>Ongoing</p>	<p>Programs and Initiatives</p>	<ul style="list-style-type: none"> ▪ City Council ▪ City Administrator ▪ Finance ▪ Police ▪ Fire
<p>SAP 6. Maintain budget and community support to continue the Katy Police Department’s status as a “Recognized Law Enforcement Agency” by the Texas Police Chiefs Association.</p>	<p>Ongoing</p>	<p>Programs and Initiatives</p>	<ul style="list-style-type: none"> ▪ City Council ▪ City Administrator ▪ Finance ▪ Police

ACTION	Initiate	Action Type	Action Leaders and Key Partners
<p>SAP 7. Continue funding support and other steps and ongoing practices to enable the Katy Fire Department to maintain its exemplary rating through the Insurance Services Office (ISO) evaluation system (with a next review occurring in late 2024 or later). A specific need cited by the Department is additional staffing to add a third full-time medic unit (six personnel required) given increased calls for this service due to area growth.</p>	Ongoing	Programs and Initiatives	<ul style="list-style-type: none"> ▪ City Council ▪ City Administrator ▪ Finance ▪ Fire
<p>GOAL GC 2: Pro-active planning and investment in ongoing maintenance and upgrades to City-owned public infrastructure and facilities.</p>			
<p>SAP 8. Complete wastewater treatment plant and drainage upgrades funded through the most recent successful streets/infrastructure bond proposition.</p>	Ongoing	Capital Investments	<ul style="list-style-type: none"> ▪ City Administrator ▪ Public Works ▪ City Engineer ▪ Finance
<p>SAP 9. Continue to prioritize capital projects related to public utility infrastructure and facilities (water, wastewater, storm drainage, local government buildings/sites, etc.) through a multi-year capital improvement planning process, to plan ahead for project financing needs, ensure appropriate sequencing of interrelated projects, and raise community and private investor awareness of the area’s public infrastructure/facilities outlook and priorities. Also consider use of inter-departmental working groups, especially to coordinate on sequencing considerations for or across multiple inter-related projects.</p>	Ongoing	Capital Investments	<ul style="list-style-type: none"> ▪ City Administrator ▪ Public Works ▪ City Engineer ▪ Finance ▪ All relevant departments
<p>SAP 10. Continue capital improvements and operational practices to maintain the City’s “superior” drinking water quality rating that has been consistently achieved over multiple recent decades.</p>	Ongoing	Capital Investments	<ul style="list-style-type: none"> ▪ Public Works ▪ City Engineer

ACTION		Initiate	Action Type	Action Leaders and Key Partners
SAP 11.	Build an asset management planning and life-cycle strategy for tracking the condition and anticipating the timing of needed maintenance, rehabilitation or ultimately replacement of all components of City-owned infrastructure and other public facilities.	Years 1-10	Programs and Initiatives	<ul style="list-style-type: none"> ▪ Public Works ▪ City Engineer ▪ City Administrator ▪ Finance ▪ City departments with specific buildings, facilities
SAP 12.	Evaluate opportunities to manage stormwater through green infrastructure methods on City-owned properties, in coordination with partners, and to demonstrate effective methods for use on private properties.	Years 1-10	Programs and Initiatives	<ul style="list-style-type: none"> ▪ Public Works ▪ City Engineer ▪ Private development community
SAP 13.	Keep abreast of water conservation best management practices and promote wise water use throughout the city, including through related grant opportunities, and as another way to extend water system capacity.	Ongoing	Programs and Initiatives	<ul style="list-style-type: none"> ▪ Public Works ▪ City Engineer
SAP 14.	Utilize best management practices for City-maintained open spaces and facilities, such as efficient mowing, xeriscape (i.e., low-water, low-maintenance, and native plantings), reduced pesticide use, and energy and water conservation.	Ongoing	Programs and Initiatives	<ul style="list-style-type: none"> ▪ Public Works ▪ City Engineer ▪ Parks and Recreation
SAP 15.	Continually evaluate new technologies and options for improving public service delivery and communications/outreach, especially where this will contain costs and postpone the need for additional staffing. Also identify lead persons and points of coordination across all relevant City functions – and with partner public agencies, as appropriate – to share effective technology tools and practices and potentially coordinate on training needs.	Ongoing	Programs and Initiatives	<ul style="list-style-type: none"> ▪ City Administrator and department directors, with technology support staff

ACTION	Initiate	Action Type	Action Leaders and Key Partners
<p>SAP 16. Identify lead persons and points of coordination across City departments, along with targeted staff training, to advance green practices and enhanced resiliency within City government, including building on the City’s existing Continuity of Operations Plan. This can also include modified operations and maintenance practices that reduce water and energy use, storm water runoff and the need for detention, and wastewater and solid waste generation.</p>	<p>Years 1-5</p>	<p>Programs and Initiatives</p>	<ul style="list-style-type: none"> ▪ City Administrator and department directors ▪ Fire - Office of Emergency Management ▪ Police
<p>SAP 17. Update the City’s development regulations to modify or add provisions and standards based on recommendations in the Drainage Master Plan.</p>	<p>Years 1-5</p>	<p>Regulations and Standards</p>	<ul style="list-style-type: none"> ▪ Planning ▪ Public Works ▪ City Engineer ▪ City Attorney
<p>SAP 18. Ensure consistency across the City’s adopted design and construction standards, development regulations and other relevant policies and criteria whenever new plans and studies are completed, such as a Water and Wastewater Master Plan and a Drainage Master Plan.</p>	<p>Years 1-5</p>	<p>Regulations and Standards</p>	<ul style="list-style-type: none"> ▪ Planning ▪ Public Works ▪ City Engineer ▪ City Attorney
<p>SAP 19. Consider encouraging and incentivizing Low Impact Development (LID) standards through the City’s development regulations and engineering design specifications, as well as designing such methods into public improvement projects in Katy’s older established neighborhoods for more cost-effective and environmentally beneficial outcomes.</p>	<p>Years 1-5</p>	<p>Regulations and Standards</p>	<ul style="list-style-type: none"> ▪ Planning ▪ Public Works ▪ City Engineer ▪ City Attorney

ACTION	Initiate	Action Type	Action Leaders and Key Partners
<p>SAP 20. Keep abreast of further potential evolution in Texas enabling statutes involving annexation and ETJ management. In the meantime, continue to entertain and/or solicit voluntary owner-initiated annexations in areas that further City goals and/or pursue development agreements that address service provision, compliance with City development and building codes and standards, and potential cost-sharing arrangements. The City should not extend its utility infrastructure or other services into the ETJ without requiring annexation as a condition of such service provision, or by ensuring adequate cost recovery through development agreements or other means.</p>	<p>Ongoing</p>	<p>Regulations and Standards</p>	<ul style="list-style-type: none"> ▪ City Attorney ▪ City Administrator ▪ Planning ▪ Public Works ▪ City Engineer ▪ Finance
<p>SAP 21. Prepare and adopt a Water/Wastewater Master Plan, based on comprehensive analysis of all components of the City’s existing systems and anticipated future needs indicated by growth and build-out projections. Proper planning helps to ensure ongoing compliance with strict state and federal regulatory standards, as well as providing for the orderly extension and upgrading of properly sized water distribution lines and wastewater collection lines when and where needed. Maintaining an up-to-date master plan will be highly beneficial for the City as the plan’s findings and recommendations are an essential input to multi-year capital improvements planning and programming and any related grant pursuits to leverage local dollars with external funding sources.</p>	<p>Years 1-5</p>	<p>More Targeted Planning/Study</p>	<ul style="list-style-type: none"> ▪ Public Works ▪ City Engineer ▪ Planning

ACTION	Initiate	Action Type	Action Leaders and Key Partners
<p>SAP 22. Prepare and adopt a Drainage Master Plan, based on comprehensive analysis of area watersheds beyond the existing city limits and an assessment of all existing stormwater infrastructure. Along with identifying flooding issues and risk across the area, the plan should provide goals and strategies for mitigating adverse outcomes in identified areas of concern. Maintaining an up-to-date master plan will be highly beneficial for the City as the plan’s findings and recommendations are an essential input to multi-year capital improvements planning and programming and any related grant pursuits to leverage local dollars with external funding sources. The master plan process should also highlight inter-related community planning objectives involving recreational enhancements through multi-objective site/facility design, potential annexation activity with more effective stormwater management among the motivations, and opportunities for greater intergovernmental cooperation.</p>	<p>Years 1-5</p>	<p>More Targeted Planning/Study</p>	<ul style="list-style-type: none"> ▪ Public Works ▪ City Engineer ▪ Planning
<p>SAP 23. Complete advance municipal service planning for future growth of the City’s incorporated area through eventual annexation of certain municipal utility districts (MUDs), potential voluntary annexations by landowner petition, potential development agreements for services without full annexation, potential releases by the City of Houston of ETJ areas that are adjacent to Katy, etc.</p>	<p>Ongoing</p>	<p>More Targeted Planning/Study</p>	<ul style="list-style-type: none"> ▪ City Administrator ▪ City Attorney ▪ Public Works ▪ City Engineer ▪ Planning ▪ Fire ▪ Police

ACTION	Initiate	Action Type	Action Leaders and Key Partners
GOAL GC 3: Collaboration with various partner agencies and organizations to advance strategies and projects that address regional issues involving utility and transportation infrastructure, flooding and emergency response.			
SAP 24. Continue grant pursuits to leverage local resources with regional, state and federal funding for municipal infrastructure improvements, especially through the clearinghouse role provided by the Houston-Galveston Area Council (H-GAC).	Ongoing	Programs and Initiatives	<ul style="list-style-type: none"> ▪ Public Works ▪ Finance
SAP 25. Continue water conservation education efforts for residents in line with the Region “H” Regional Water Plan.	Ongoing	Programs and Initiatives	<ul style="list-style-type: none"> ▪ Public Works
SAP 26. Continue steps to secure Katy’s long-term water supply, involving both ground and surface water sources in line with regional efforts to manage land surface subsidence.	Ongoing	Partnerships and Coordination	<ul style="list-style-type: none"> ▪ Public Works ▪ City Engineer
SAP 27. Continue close coordination on numerous fronts with Precinct officials and key staff at Harris County Precinct 4, Fort Bend County Precinct 1 and Waller County Precinct 4.	Ongoing	Partnerships and Coordination	<ul style="list-style-type: none"> ▪ City Administrator ▪ All relevant departments
SAP 28. Continue coordination with area drainage districts, municipal utility districts (MUDs), the Harris County Flood Control District, and other special districts, especially regarding regional improvements and storm water detention beyond Katy’s jurisdiction.	Ongoing	Partnerships and Coordination	<ul style="list-style-type: none"> ▪ City Administrator ▪ Public Works ▪ City Engineer ▪ Parks and Recreation ▪ City Attorney

ACTION		Initiate	Action Type	Action Leaders and Key Partners
SAP 29.	Continue the City’s local emergency planning, especially for providing input to the Harris County Multi-Hazard Mitigation Action Plan, which maintains the City’s eligibility for related grant opportunities through the Federal Emergency Management Agency (FEMA). Also coordinate with Fort Bend and Waller counties for their respective Hazard Mitigation Plans.	Ongoing	Partnerships and Coordination	<ul style="list-style-type: none"> ▪ Fire - Office of Emergency Management ▪ All relevant departments
SAP 30.	Follow the numerous state and national agencies and organizations with publications, technical assistance, grant and funding opportunities, and other guidance and resources for local governments involving technology application, green practices, and community resiliency (especially the Texas Municipal League, International City/County Management Association, American Planning Association, U.S. Green Building Council, Esri, and Governing magazine, among others).	Ongoing	Partnerships and Coordination	<ul style="list-style-type: none"> ▪ City Administrator ▪ All relevant departments
SAP 31.	Continue to update the City’s Water Conservation and Drought Contingency Plan periodically, especially based on needs identified and lessons learned from most recent drought scenario during summer 2022.	Years 1-5	More Targeted Planning/Study	<ul style="list-style-type: none"> ▪ Public Works ▪ City Engineer



Population Outlook for Katy

Population projections are an important component of a long-range planning process. They help determine and quantify the demands that will be placed on public facilities and services based on the potential pace and scale of the community's physical growth. Projections reflect local, regional, national and international trends and offer a basis to prepare for the future. However, forecasting population changes can be challenging, particularly for the long term, because it is often difficult to account for all circumstances that may arise. Therefore, it will be important for the City to monitor population and economic growth continually to account for both short- and longer-term shifts that can influence development activity and trends in the community and larger region

Alternative Growth Scenarios

Demographers caution that population projections become trickier as the geographic area gets smaller, making city-level population the most difficult to forecast. This is because local population change is strongly influenced by less predictable factors such as housing prices and options, availability of vacant land to develop, results from economic development efforts and potential future annexation of additional territory, which may already have existing residents and results in an instant increase in the citywide total.

Given this context, the chart in this section provides a comparison of several potential scenarios for future population change within the current Katy city limits. The projections build on the **Census 2020 figure of 21,894 for Katy** and identify potential population levels in five-year increments out to 2040.

Projections Based on Varying Quantities and Rates of Growth

A common population projection method is to extend historical trends to future years. Linear growth forecasts are "straight line" projections that result in the same absolute number of new persons being added to the population in each period. This produces a declining rate of growth over time as the same amount is being added to an ever-expanding base (in the case of Katy, adding 7,792 residents per decade).

Exponential growth projections produce higher numbers than linear because the numerical change gets larger in each period while the rate of growth stays constant. This is similar to the power of compound growth in a savings account; the interest (i.e., growth) rate may not change, but it is being applied to an ever-expanding balance, resulting in larger and larger interest earnings over time. In the case of Katy, the Exponential Growth scenario results in 15,296 more residents by 2040 than the Linear Growth scenario.



The Exponential Growth line, labeled as “Steady Growth Rate” on the Katy population projections chart, is based on the 4.5% compound annual growth rate (CAGR) the city had from 2010 to 2020. The Exponential Growth line leads to a 2040 population of 52,773 while the Linear Growth line, labeled as “Steady Numeric Growth” on the chart, leads to a 2040 population of 37,478. Of note, it is assumed for this plan that the Exponential Growth scenario outcome is unrealistic given the finite amount of remaining developable land within the Katy city limits.

Projection Based on Local Share of County-Level Growth

This “step-down” method considers the trend in city share of the countywide populations in past decades and prospects for its future share. It also draws upon population estimates and projections produced for all counties statewide by the Texas Demographic Center. Based upon data from the Texas Water Development Board, it is estimated that 61.4% of Katy residents in 2020 resided in Harris County, 31.8% resided in Fort Bend County and 6.7% resided in Waller County. The estimated 61.4% of Katy residents who lived in Harris County in 2020 accounted for 0.27% of 4,978,845 persons countywide in Harris County. Of note is the very fast growth overall in Harris County in recent decades and the small share of Harris County’s population that is in Katy. Fort Bend County and particularly Waller County have much smaller absolute populations than Harris County. The estimated 31.8% of Katy residents who live in Fort Bend County accounted for only 0.85% of 822,779 persons county-wide in Fort Bend County in 2020. Meanwhile, the 6.7% of Katy residents who live in Waller County accounted for just 2.5% of 56,794 persons county-wide.

The County Step Down line on the chart shows where the City of Katy’s population would be through 2040 (33,567) if Katy maintained its 2020 shares of the Harris, Fort Bend and Waller County populations (61.4%, 31.8% and 6.7% respectively) through 2040.

Texas Water Development Board Projection

Population projections published by the Texas Water Development Board for water user groups statewide, for use in long-term water supply planning, provide another basis for comparison – and are the only source of municipal-level projections in Texas. The Texas Water Development Board’s 2040 projection for Katy is a population of 32,958.

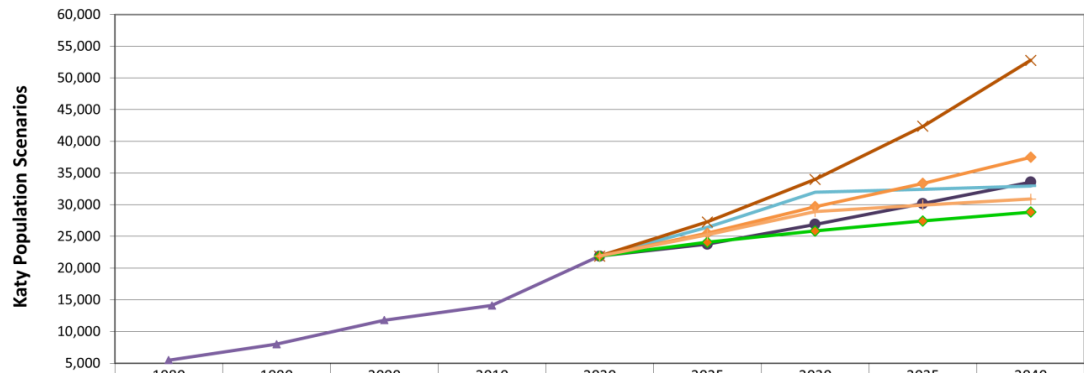
Constrained Growth Scenario

In this scenario, the CAGR is tapered down in later years, reflecting the assumption that as current major development projects reach build-out (e.g., Cane Island, Boardwalk District, etc.) the overall pace of growth will slow. The CAGR assumptions are as follows:

Assumptions for Constrained Growth Scenario	
Years	Compound Annual Growth Rate (CAGR)
2020-2024	2.0%
2025-2029	1.5%
2030-2034	1.25%
2035-2040	1.0%

Population and Survey Analysts (PASA), a demographic firm, produced an enrollment projection study for Katy ISD for the years 2022-2031. While Katy ISD’s boundaries are larger than the city limits, the study noted PASA’s assumption that new large-scale development will possibly slow and that Katy has few large parcels remaining, and some pose drainage challenges. PASA’s growth scenario for enrollment assumed a declining growth rate from 2.82% in 2022 to 0.99% by 2031 for the overall Katy ISD area. The Constrained Growth scenario utilizes a similar decline in growth rate over time, resulting in a 2040 population of 28,837.

City of Katy Population Projections



	1980	1990	2000	2010	2020	2025	2030	2035	2040
Historical Data	5,477	8,005	11,775	14,102	21,894				
County Step Down					21,894	23,750	26,894	30,169	33,567
Texas Water Development Board					21,894	26,445	31,941	32,446	32,958
Steady Numeric Growth (7,792 per decade)					21,894	25,494	29,686	33,355	37,478
Steady Growth Rate (4.5%)					21,894	27,280	33,991	42,354	52,773
Constrained Growth					21,894	24,054	25,849	27,438	28,837
Midpoint					21,894	25,249	28,895	29,942	30,898

NOTE: If viewing the chart above online, click on the chart to view a larger-scale PDF version.

SOURCES: U.S. Census Bureau, Texas Demographic Center, Texas Water Development Board, Kendig Keast Collaborative

Bottom Line

It is wise for cities to think in terms of a range of potential growth rather than an absolute number given the uncertainty of any small-area forecast that extends beyond a few years. During the Plan Direction and Assumptions phase of the Comprehensive Plan update, **it was originally assumed that Katy’s 2040 population would fall within a forecast range of 28,837 to 32,958 persons (i.e., between the lower Constrained Growth and higher Texas Water Development Board scenarios), which yielded a midpoint of 30,898** (and these numbers, when calculated in mid-2022, were based on the current city limits at the time, meaning the projections would need to be revisited if the City annexes additional land that has existing population and/or the potential for more development and population growth). **Further refinement of the projections led to a downward-revised, potential maximum population of 29,535 within the current city limits when remaining developable land is built out. This was 1,363 less than the earlier midpoint projection of 30,898 in 2040.**

The Future City phase involved more in-depth consideration of available, developable land in Katy where growth could potentially occur – and the extent and timing of development activity that was already happening. This included, at the time:



- Approximately 200 lots in Phase 1 of the pending Katy Court development in northeast Katy, with Phase 2 still in the planning phase (eventually showing approximately 400 lots in Phase 2).
- Approximately 500 unbuilt lots remaining in the Cane Island master-planned community following home construction on approximately 1,360 lots through 2021.
- 319 loft units in Phase 1 of Katy Boardwalk District development, with a similar number of loft units expected in Phase 2, along with approximately 150 townhomes.
- Assumptions about potential residential lot counts in other remaining areas zoned R-1, primarily in northeast Katy, which will ultimately depend on the extent of land set aside for any commercial use, potential public use (such as a new KISD campus site reserved within Katy Court Phase 2), streets and infrastructure, storm water detention and/or channels, and other permanent open space.

This assessment also recognized that, under current zoning and development policies in Katy, more dense housing types than single-family detached are not likely to be developed at a scale that could accommodate a significantly higher amount of population than the assumed build-out population level. To the extent that new housing construction may be more practical or appealing to developers/builders outside the city limits, then some amount of additional growth may still be absorbed in the immediate Katy vicinity if not within the incorporated city. In the meantime, these population projections are for general planning purposes only and do not imply any endorsement of particular housing types or densities in the future.

Following Census 2020, the U.S. Census Bureau released its next interim population estimate for Katy, which showed the City already having reached 24,005 residents by July 2021. The revised projection of 29,535 residents at build-out implies that Katy could add 5,530 more residents from its estimated 2021 population size until that build-out point is reached – and 7,641 more than its Census 2020 count of 21,894 (but less than the preliminary projection for this plan of 9,004 more residents after 2020). Another implication of these results is that Katy will have added the equivalent of 35% of its Census 2020 count when it reaches the projected build-out population of 29,535.

The Future City phase also involved other related steps and considerations:

- Preparation of a new Future Land Use map for Katy that reflects deliberations about land allocation in general, and also about future potential housing types and residential densities that might occur inside the city limits or into the ETJ;
- The general capacity of the City's infrastructure and public services to accommodate growth in future years; and
- Community values and preferences regarding growth, which ultimately translate into capital projects and public services planning.

