

LAND USE AND DEVELOPMENT

Adopted March 27, 2023

Land use involves how the properties in an area are allocated to an array of private and public activities, from housing and commercial uses to public needs such as streets, schools, parks, water treatment plants and other government-maintained facilities. Also of interest is the relative intensity at which land is developed in terms of the nature of the use (e.g., residential, industrial, etc.), building size and height, separation from adjacent land uses, and coverage of sites with structures and paved surfaces.

Plan Sections

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

Land use considerations are integrated with all other Comprehensive Plan components. For instance, the transportation network provides access to land, which, along with real estate market factors, influences the type and intensity of development that may occur. The capacity and condition of public utilities can dictate the location, amount and timing of development, as can economic development efforts. Similarly, proximity to parks and public facilities promotes public health and safety and affects the development potential of an area. Development character and site design shape community aesthetics and the perceptions held by area residents, tourists and those considering investment in Katy.

Why this Comprehensive Plan Section is Important for Katy

- Communicates the desired character for the community and its downtown, neighborhoods, roadway corridors and other areas – today and in the years ahead – along with the anticipated land uses in these areas.
- Provides guidance to enable the City of Katy to plan effectively for future development and redevelopment, and for ongoing stewardship of areas intended to remain much as they are today.
- Offers predictability to property owners and investors regarding the community’s preferred development pattern and character, and helps the City prepare to serve future public infrastructure and service needs.

- Establishes the public policy basis for the City’s development regulations, especially to promote compatibility between adjacent land uses and varying development intensities.
- Reinforces the City’s role in promoting and protecting the health, safety and welfare of its residents by ensuring that development conforms to local building codes and standards and that sufficient land is dedicated to public needs such as recreation and education.
- Links to other plan sections that help set priorities for City programs and capital investments to support the desired development pattern and quality.

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 Land Use and Development topic include:

- Implementation successes from 2001 Comprehensive Plan.
- Ongoing new home construction, especially in master-planned developments such as Cane Island, Young Ranch and other well-planned subdivisions with resident amenities.
- Completion of the Boardwalk Lofts as another housing and lifestyle option in Katy, with additional Boardwalk District housing to come.
- Continued construction of new KISD elementary and junior high campuses within Katy.
- Updates to zoning ordinance, including modernized terminology and definitions for uses in the commercial and industrial districts.
- Increased staffing for planning and development functions.



Vision, Guiding Principles and Plan Priorities

The Land Use and Development 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.

Maintaining [Katy’s] small-town feel and preserving its identity and heritage.



Relevant Guiding Principles

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.

GP5: Katy will be **CONNECTED** both as neighbors and residents, and in working to achieve a citywide pathways network that better links areas of the city.

Relevant Strategic Priorities

- 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 Land Use and Development 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 Land Use and Development

GOAL LUD1:	A land use allocation and pattern that supports economic development and tax base needs and creates a complete community with convenient resident access to schools, recreation, shopping and services.
GOAL LUD2:	Ongoing coordination between land use and transportation planning to promote connectivity between developed areas, multiple means of travel, and safety.



GOAL LUD3:

Sustained integrity of established and newer residential neighborhoods as growth and redevelopment activity continue, preserving the community character of particular areas of Katy.

Strategic Action Priorities for Land Use and Development

ACTION	Initiate	Action Type	Action Leaders and Key Partners
<p>GOAL LUD 1: A land use allocation and pattern that supports economic development and tax base needs and creates a complete community with convenient resident access to schools, recreation, shopping and services.</p>			
<p>SAP 1. Add criteria to the City’s capital improvements planning process to ensure that potential interaction between public investments and land use outcomes or evolution is considered when identifying and prioritizing candidate capital projects.</p>	<p>Years 1-5</p>	<p>Capital Investments</p>	<ul style="list-style-type: none"> ▪ Public Works ▪ Planning ▪ City Engineer ▪ Finance
<p>SAP 2. Complete a thorough review of all aspects of the City’s current zoning and other land development regulations to identify potential regulatory and/or standards updates that will advance priorities of this new Comprehensive Plan. This may include the possible need for additional or modified zoning districts (e.g., districts to address the Entertainment District Mixed Use and Main Street Mixed Use designations on the Future Land Use and Character map relative to the current Old Katy and Commercial districts; a district more directly suited to Corridor Mixed Use; etc.).</p>	<p>Years 1-2</p>	<p>Regulations and Standards</p>	<ul style="list-style-type: none"> ▪ Planning ▪ City Attorney ▪ Public Works ▪ City Engineer

ACTION	Initiate	Action Type	Action Leaders and Key Partners
<p>SAP 3. Consider incorporating more elements of a character-based zoning approach, which factors into the stated purposes and design of zoning districts along with various specific regulating elements (e.g., residential densities and non-residential intensities; minimum lot and site areas; building setback, placement and orientation on sites and associated front/side/rear yard depths; building heights, including in relation to adjacent buildings and uses; lot and site coverage by buildings and other physical improvements; off-street parking quantities, design and screening; etc.).</p>	<p>Years 1-5</p>	<p>Regulations and Standards</p>	<ul style="list-style-type: none"> ▪ Planning ▪ City Attorney ▪ CPZ
<p>SAP 4. Highlight as-built examples of where the City’s development regulations produced outcomes that could be improved upon (e.g., involving buffering/screening, compatibility of development scale/intensity, etc.) to identify potential amendments through a next comprehensive regulatory update.</p>	<p>Years 1-2</p>	<p>Regulations and Standards</p>	<ul style="list-style-type: none"> ▪ Planning ▪ CPZ
<p>SAP 5. Assess the City’s existing development regulations for specific provisions that could raise concerns as highlighted in recent years by state and federal initiatives to remove obstacles to housing development and affordability (e.g., extent of land area zoned exclusively for single-family detached dwellings, minimum house size provisions, obstacles to redevelopment and infill, the extent and cost of submittal requirements and processes for development review/approval, etc.).</p>	<p>Years 1-2</p>	<p>Regulations and Standards</p>	<ul style="list-style-type: none"> ▪ Planning ▪ City Attorney



ACTION		Initiate	Action Type	Action Leaders and Key Partners
SAP 6.	Regularly review and update, as appropriate, the City’s land development, building/construction and infrastructure related fees to ensure adequate revenue generation in line with costs and based on regional trends across jurisdictions.	Ongoing	Regulations and Standards	<ul style="list-style-type: none"> ▪ Planning ▪ Finance ▪ Public Works
SAP 7.	Follow the completion of this overarching Comprehensive Plan with targeted special area planning efforts, particularly for key corridors (e.g., U.S. 90 after planned TxDOT improvements, FM 1463, the Katy portion of Morton Road, and corridors at city edges such as Katy Fort Bend Road north of I-10, Avenue D/Katy Hockley Road, Katy Hockley Cut Off Road, Clay Road and Katy Flewellen Road) and other areas crucial to Katy’s ongoing economic development and tax base.	Years 1-10	More Targeted Planning/Study	<ul style="list-style-type: none"> ▪ Planning ▪ Public Works ▪ City Engineer
SAP 8.	Complete a special area plan for the Main Street area south of I-10, including consideration of potential attached and multi-family housing options near shopping, services and recreation; and potential evolution in existing auto-oriented development in the area.	Years 1-5	More Targeted Planning/Study	<ul style="list-style-type: none"> ▪ Planning ▪ CPZ
<p>GOAL LUD 2: Ongoing coordination between land use and transportation planning to promote connectivity between developed areas, multiple means of travel, and safety.</p>				
SAP 9.	Complete street and sidewalk improvements between Downtown and the rice dryer redevelopment area to enhance walkability and safe pedestrian/bicycle circulation between these key destinations.	Years 1-5	Capital Investments	<ul style="list-style-type: none"> ▪ Public Works ▪ City Engineer



ACTION		Initiate	Action Type	Action Leaders and Key Partners
SAP 10.	Continue to coordinate future updates of the Comprehensive Plan and City thoroughfare planning to ensure ongoing integration of land use and transportation analysis and decision-making.	Ongoing	More Targeted Planning/Study	<ul style="list-style-type: none"> ▪ Planning ▪ Public Works ▪ City Engineer ▪ CPZ
GOAL LUD 3: Sustained integrity of established and newer residential neighborhoods as growth and redevelopment activity continue, preserving the community character of particular areas of Katy.				
SAP 11.	Include criteria in the City’s capital improvements planning process that ensures consideration of neighborhood needs and enhancement opportunities when identifying and prioritizing candidate capital projects, especially to incorporate specific community-identified requests.	Years 1-2	Capital Investments	<ul style="list-style-type: none"> ▪ Public Works ▪ Planning ▪ City Engineer ▪ Finance
SAP 12.	Consider formation of a cross-departmental Neighborhoods Team to focus on neighborhood-level issues and needs, which often require solutions involving coordinated response by various City functions.	Years 1-5	Programs and Initiatives	<ul style="list-style-type: none"> ▪ City Administrator ▪ Planning ▪ All relevant departments
SAP 13.	As more residential areas of Katy mature in the decades ahead, consider a Neighborhood Conservation zoning strategy to protect the integrity of older, established neighborhoods where limited change is desired, or for careful oversight of infill and reinvestment activity, and to recognize the unique attributes of particular neighborhoods.	Years 1-5	Regulations and Standards	<ul style="list-style-type: none"> ▪ Planning ▪ City Attorney ▪ CPZ



ACTION	Initiate	Action Type	Action Leaders and Key Partners
<p>SAP 14. As part of development regulation updates based on this new Comprehensive Plan, explore the applicability to Katy of recent community planning trends elsewhere in Texas and across the nation, including less extensive zoning for areas devoted solely to single-family detached dwellings, reduced or eliminated minimum parking requirements in favor of more market-driven outcomes (and maximum caps on off-street surface parking where appropriate), greater allowance for accessory dwelling units (ADUs), and more focused and holistic regulation of short-term rental (STR) properties, among others.</p>	Years 1-2	Regulations and Standards	<ul style="list-style-type: none"> ▪ Planning ▪ City Attorney ▪ CPZ
<p>SAP 15. Continue close coordination with Katy ISD as one of the City’s essential partners for community building and maintaining school campuses as neighborhood anchors.</p>	Ongoing	Partnerships and Coordination	<ul style="list-style-type: none"> ▪ Planning ▪ Katy ISD
<p>SAP 16. Maintain ongoing outreach to and communication with home owner associations (HOAs) and also to areas without HOAs or other organized means for neighborhood-level interaction with City officials and staff. Also consider hosting an annual Neighborhoods Summit as a high point for such outreach, to promote networking and information-sharing across neighborhoods, and to funnel input into the City’s annual budgeting and capital improvements planning.</p>	Ongoing	Partnerships and Coordination	<ul style="list-style-type: none"> ▪ City Administrator ▪ Planning ▪ All relevant departments
<p>SAP 17. Maintain a productive relationship with the Katy Heritage Society to advance shared heritage planning and neighborhood preservation priorities, including potential incentive methods and/or recognition for those reinvesting in and upgrading older homes.</p>	Ongoing	Partnerships and Coordination	<ul style="list-style-type: none"> ▪ Planning ▪ Parks and Recreation

ACTION		Initiate	Action Type	Action Leaders and Key Partners
SAP 18.	Partner with neighborhood organizations to improve key access points into neighborhoods and other pride elements such as new or upgraded entry treatments (e.g., monument signage, landscaping, lighting, etc.).	Years 1-10	Partnerships and Coordination	<ul style="list-style-type: none"> ▪ Public Works ▪ Planning ▪ Keep Katy Beautiful ▪ Neighborhood organizations
SAP 19.	Monitor the growing nationwide trend toward housing developed from the start with rental in mind, but with a higher level of site design, amenities and ongoing property maintenance relative to many apartment developments, including to blend better in areas of predominantly single-family detached homes.	Ongoing	More Targeted Planning/Study	<ul style="list-style-type: none"> ▪ Planning ▪ City Attorney ▪ CPZ
SAP 20.	Take advantage of resources readily available through the American Planning Association and other sources to monitor trends and best practices for managing both the positive and concerning attributes of activities within neighborhoods such as short-term rentals, increase in home occupation uses, and the buying of older homes for renovation and “flipping.”	Ongoing	More Targeted Planning/Study	<ul style="list-style-type: none"> ▪ Planning ▪ City Attorney ▪ CPZ



Policies for Land Use and Development

The policies below are intended as a supplement to the Future Land Use and Character map, which provides only a visual depiction of desired land use patterns and sound development practices. City officials and staff should use these statements as a guide and reference, particularly when making decisions regarding proposed development activity and/or changes in zoning classifications.

General

- G1:** Land uses should not detract from the enjoyment or value of neighboring properties.
- G2:** Potential negative land use effects (noise, odor, dust, excessive light, traffic, etc.) should be considered in development review/approval and mitigated.
- G3:** Adequate transportation access and circulation should be provided for uses that generate large numbers of trips. Pedestrian and bicycle access should be addressed where appropriate.
- G4:** Well-planned mixed-use projects are encouraged where compatible with nearby development.
- G5:** Floodplain areas should not be encroached upon by development unless there is compliance with stringent floodplain management practices. These areas should be used for parks, recreation or related purposes, or for agricultural uses.
- G6:** Environmentally sensitive areas should be protected including wildlife habitat areas.
- G7:** Community attractions that draw many external visitors should be in locations with good regional transportation access and visibility.

Residential

- R1:** Residential areas should not be located next to heavy industrial areas.
- R2:** Residential and commercial areas may be adjacent if separated by a buffer.
- R3:** Schools, parks and community facilities should be located close to or within residential neighborhoods, depending on their scale, types of on-site activities and extent of visitation.
- R4:** Houses should have direct access to local residential streets but not to collector or arterial streets.
- R5:** Houses should not be adjacent to freeways unless with substantial buffering.
- R6:** New residential development should be buffered from arterial and collector streets.
- R7:** New residential developments should include adequate area for parks and recreation facilities, schools and places of worship, as appropriate.



Light Commercial

C1: Neighborhood retail and service uses should be located at intersections of arterial or collector streets or at the edge of logical neighborhood areas unless appropriately placed within a planned development.

C2: Retail development should be clustered throughout the community and convenient to residential areas.

C3: Buffers should separate retail and office uses from residential areas.

C4: Office and professional uses should be compatible with nearby residential areas and other uses through appropriate building height limitations and adequate buffering and landscaping.

C5: Low-intensity office and professional uses should provide a transition between more intense uses and residential areas.

Heavy Commercial

H1: Commercial uses with more intensive operational or traffic characteristics (e.g., large-scale home improvement stores, automobile sales and service) should be located away from most residential areas.

H2: Heavy commercial development should be concentrated in nodes at intersections and along major thoroughfares that are designed and constructed to accommodate higher traffic volumes.

H3: Buffers should separate heavy commercial uses from any adjacent residential areas, especially where the commercial use involves visible display or outdoor storage of merchandise or materials.

Industrial

I1: Industrial uses should be located in dedicated industrial development areas and should not be directly adjacent to residential areas.

I2: Industrial development should be separated from other uses by buffers.

I3: Industrial development should have good access to thoroughfares and freeways.

I4: Industrial development involving trucking operations should have good access to truck routes, designated hazardous material routes and railroads as applicable.

Parks and Recreation

P1: Parks should be evenly distributed throughout the city and include larger community parks and smaller neighborhood parks.



P2: Pedestrian connections should be provided between parks, schools, residential areas and employment centers.

P3: Parks are a desirable use for floodplain areas.

P4: Parks and open space should be used to buffer incompatible land uses.

P5: Natural features, including existing vegetation and groupings of mature trees, should be used as buffers or preserved open space between or around developed areas.

Community Facilities

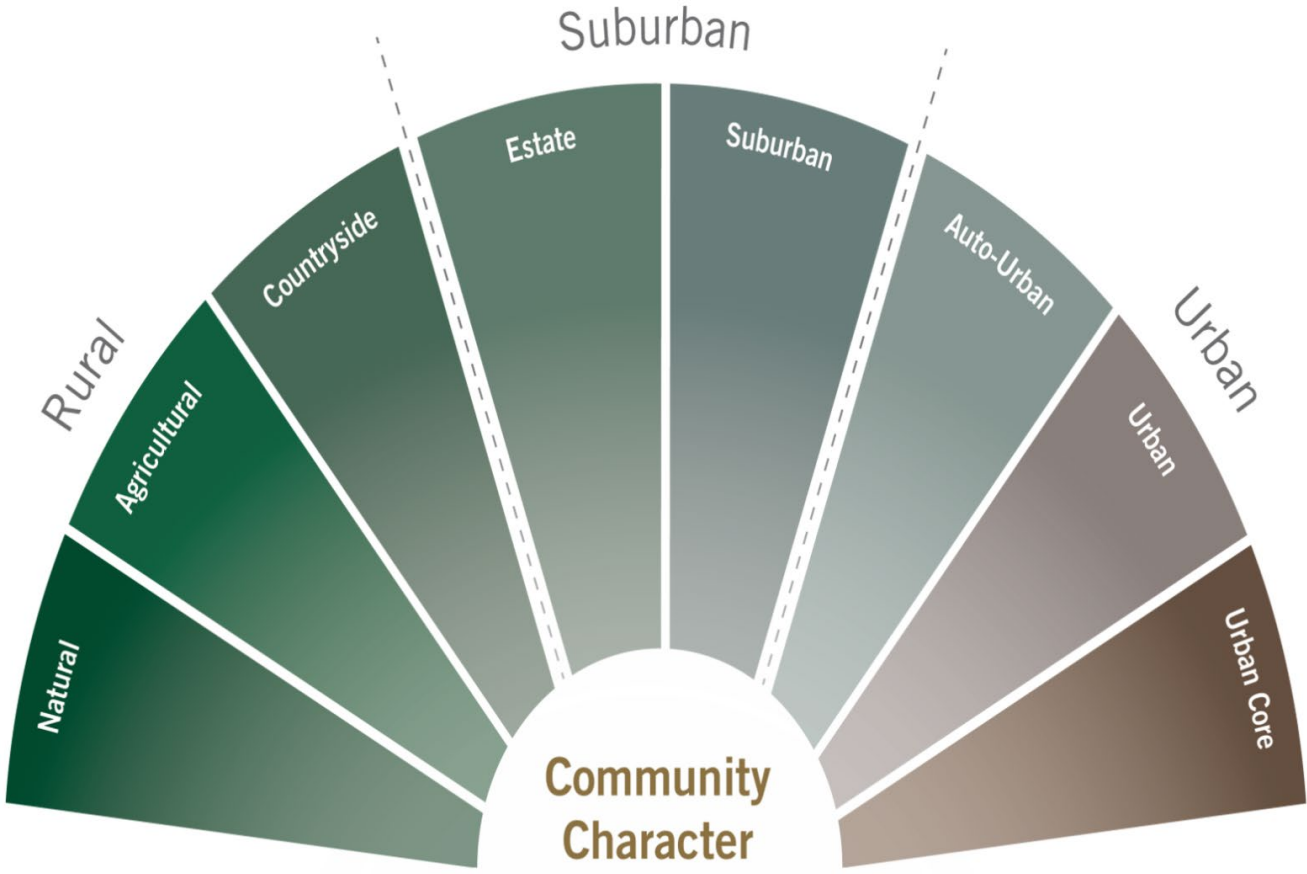
F1: Community facilities should be located in easily accessible areas.

F2: Community facilities, depending on their scale and level of activity, should be located adjacent to arterial or collector streets to accommodate traffic.

F3: Community facilities should be well buffered from nearby residential areas.

Future Land Use and Character

Shown on the **Future Land Use and Character map** is the general pattern of uses anticipated and/or desired in the years ahead, and the character contexts in which uses occur based on the Community Character spectrum below. The map, along with the text descriptions in this section, indicate the use that is expected to predominate in areas where land is currently undeveloped or, in previously developed areas, based on what is already on the ground and will likely remain or possibly evolve. Such transitions in use can occur through redevelopment of previously built sites, “infill” construction on a vacant parcel amid existing built sites, or repurposing of an existing structure for another use without significant site changes.



Along with the predominant use types, other complementary uses will also remain or may emerge in particular areas of the community (e.g., small-scale, neighborhood-oriented retail and service uses within or near the edges of largely residential areas). Certain uses can be located amid other predominant use types, such as public facilities and places of worship within predominantly residential areas. Mixing uses on sites is common in downtowns (e.g., upper floor office or residential above ground-floor retail) and may occur elsewhere in a community as the market accommodates and zoning allows. Master-planned communities are often intentionally designed to integrate and mix uses in certain areas as described above while other areas have one predominant use (e.g., single-family detached housing).

Some uses are highly market-driven, with their timing and particular location dictated by the extent and pace of other types of development. This includes the typical pattern of retail uses locating near new residential “rooftops” and often at key roadway intersections. The location and extent of various forms of residential development can also be difficult to predict amid broader housing market cycles and regional needs, combined with developer areas of expertise and interest in bringing single-family or multi-family products to market.

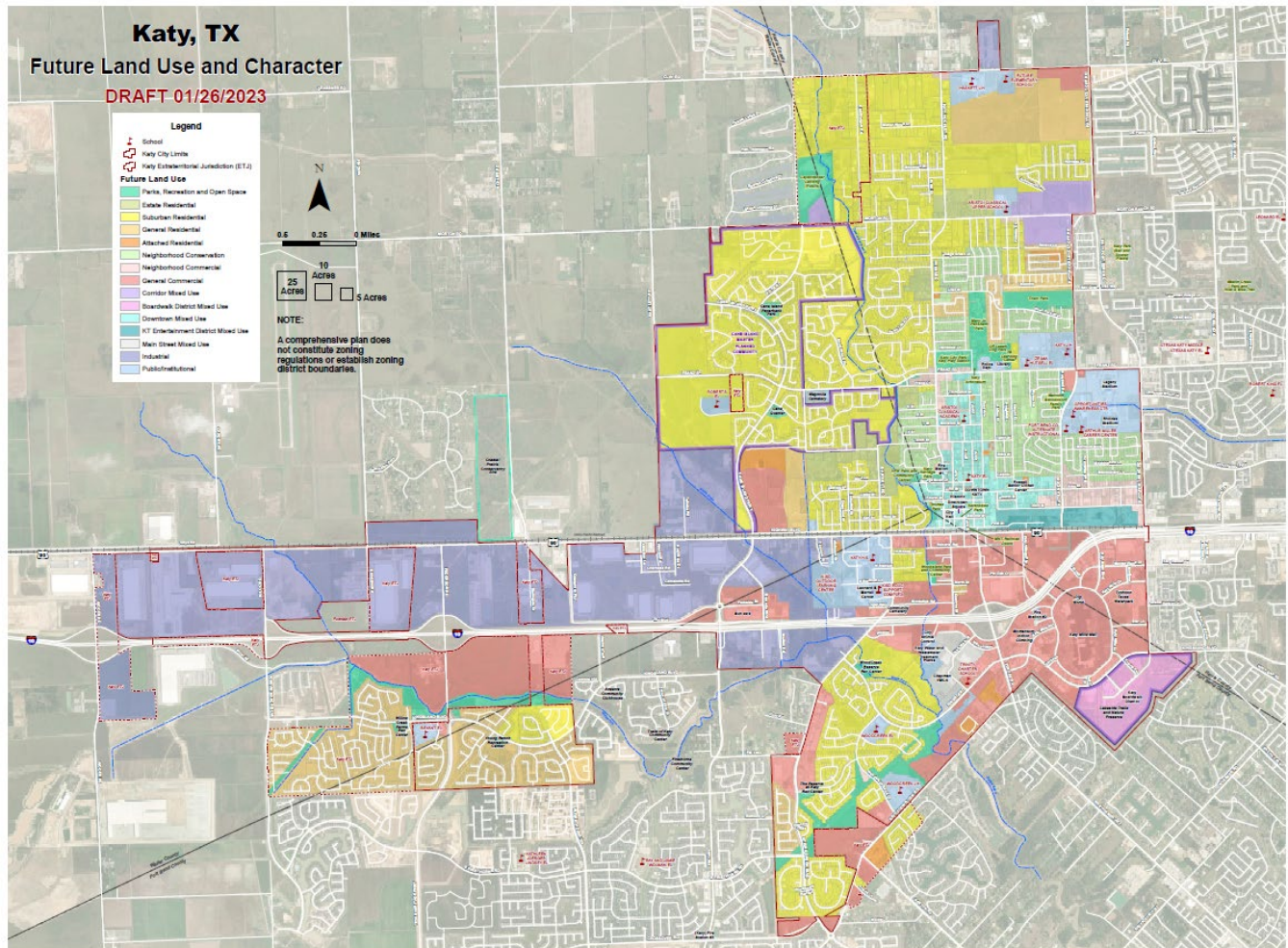
Map Categories

The Future Land Use and Character map shows areas within Katy designated in 15 categories that address both use and character:

- Parks, Recreation and Open Space
- Estate Residential
- Suburban Residential
- General Residential
- Attached Residential
- Neighborhood Conservation
- Neighborhood Commercial
- General Commercial
- Corridor Mixed Use
- Downtown Mixed Use
- KT Entertainment District Mixed Use
- Boardwalk District Mixed Use
- Main Street Mixed Use
- Industrial
- Public/Institutional

For context, the map also shows locations of significant public properties and facilities (e.g., parks, schools, City facilities, etc.).

Future Land Use and Character Map



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

The following descriptions indicate the anticipated principal uses in each category, plus the intended character of the areas in which the land uses occur, abut or mix. Wherever they are located in the community, public and institutional uses should match the character of their surroundings. Specific standards for land development based on these designations are articulated through the City’s implementing regulations (zoning, subdivision, etc.) as they currently exist and may be further amended over time based on this planning guidance.

Parks, Recreation and Open Space

This designation includes the locations of government-owned and maintained public parks, designed for both active and passive recreational enjoyment, along with similar private sites. Some sites are developed with a variety of facilities and amenities while others have limited improvements and will be developed over time or remain in a more natural state.

Primary Land Use Types

- Public parks, greenways, trails, and open space.
- Joint City-school park areas.
- Public recreation areas and facilities, both outdoor and indoor.
- Private recreation areas and facilities, both outdoor and indoor.



Katy City Park and Play Station, Katy Arboretum, Mary Jo Peckham Park (Harris County), Katy Off-Leash Dog Park and the new 3B Learning Center site along the north side of Franz Road in northeast Katy.

Characteristics

- As with any public facility, the design, intensity of development, and planned uses/activities within parks should match area character (e.g., public squares/plazas in Urban downtowns relative to recreational play and sports-focused parks in Suburban character areas, and nature-oriented parks for passive recreation in less developed areas).
- Public parkland theoretically will remain so in perpetuity compared to other public property and buildings that can transition to private ownership at some point.

Estate Residential

This designation is for areas that, due to public service limitations and/or prevailing semi-rural character, should have limited development activity other than large-lot residential. Such areas provide a transition between a city’s rural fringe and more urbanized in-city development patterns and intensities. Lots in this category typically range from one to three or more acres, which provides substantial openness and separation between individual dwellings.

Primary Land Use Types

- Detached residential dwellings.
- Public/institutional uses (including certain public assembly uses such as places of worship).
- Parks and public spaces.



Large-lot residential amid areas with more typical in-city single-family lot sizes and densities, at the confluence of 10th Street and Bartlett Road in central Katy.

Characteristics

- In the Suburban range of the character spectrum but with larger lots (typically one acre or larger), especially where required by public health regulations to allow for both individual water wells and on-site septic systems on properties where centralized water and/or wastewater service is not available or feasible.
- One-acre lots are usually adequate in wooded areas to achieve visual screening of homes from streets and adjacent dwellings. Three- to five-acre lots may be needed to achieve and maintain true estate character in more open areas with less vegetation.



Suburban Residential

This designation is for residential areas where Suburban character is established and preserved by achieving a balance between buildings and other site improvements relative to the degree of open space maintained within the neighborhood. The openness may be found in relatively large yard areas on individual lots and between homes and/or in common green spaces or water features. This distinguishes Suburban character areas from more auto-oriented areas where site coverage in the form of dwellings, driveways and other paved surfaces predominates over green and open spaces.

Primary Land Use Types

- Detached residential dwellings.
- Planned developments that integrate smaller-lot residential, with increased open space to preserve an overall Suburban character.
- Public/institutional uses (including certain public assembly uses such as places of worship).
- Parks and public spaces.



Classic Suburban Residential character along N. and S. Woods Ln, across from Katy High School in south central Katy.

Characteristics

- Less noticeable accommodation of the automobile compared to more intensive auto-oriented areas, especially where driveways are on the side of homes rather than occupying a portion of the front yard, and where garages are situated to the side or rear of the dwelling.
- Character-based zoning and development standards can also discourage overly standardized subdivision designs and promote conservation design by allowing for smaller lot sizes than the baseline in exchange for greater open space set-aside. This approach enables some viable use of sites partially constrained by topography, floodplain or other factors. It also provides flexibility for additional housing forms that blend with the area's Suburban residential character through additional on-site open space and perimeter buffering where differing housing types and densities are adjacent.

General Residential

This designation covers areas of primarily single-family detached residential use where accommodation of the automobile is more visually dominant relative to more prominent green space in Suburban Residential character areas. This is typically due to relatively smaller and narrower lots, and often with limited open space set-asides or amenities for residents.

Primary Land Use Types

- Detached residential dwellings.
- Other attached residential forms (e.g., duplexes and multiplexes, patio homes, townhomes, multi-family, etc.) as permitted by zoning or where not otherwise restricted.
- Planned developments, potentially with varying residential densities, subject to compatibility and open space standards.



Areas with General Residential character of subdivision layouts in Young Ranch (south of Kingsland Boulevard) in southwest Katy.

Characteristics

- Residential neighborhoods with less openness and separation between dwellings compared to Suburban Residential areas.
- Auto Urban character, especially where driveways and front-loading garages dominate the front yards and front facades of homes. This can be offset by landscaping, “anti-monotony” architectural standards, and limitations on “cookie cutter” subdivision layouts characterized by straight streets and uniform lot sizes and arrangement.
- Enhanced design and landscaping of public and institutional sites can also influence the perceived character and appearance of largely auto-oriented areas.
- Neighborhood-oriented commercial uses may emerge over time and should be encouraged on corner sites or other locations at the edge of predominantly residential areas, at a scale and with a site design that is compatible with nearby residential uses.



Attached Residential

This designation is for areas and properties that offer various forms of attached housing (e.g., duplexes, townhomes, attached patio homes, multi-family, etc.). Such areas sometimes provide a transition between residential development comprised entirely of single-family detached dwellings and properties with larger-scale multi-family residential development.

Primary Land Use Types

- Duplexes (two-family dwellings).
- Townhomes.
- Patio homes or other small-lot housing types with common walls.
- Multi-unit residential buildings, whether for rent (apartments) or ownership (condominiums).



Hunt Club Apartment Homes along Katy Flewellen Road in south Katy.

Characteristics

- Auto Urban character is typical where resident parking is concentrated in larger areas rather than dispersed and internalized within the site. The visual aspects of Auto Urban design especially affect the character of the surrounding area when parking is placed around the perimeter of the development and is highly visible from adjacent streets and properties.
- To ensure Suburban character for attached residential developments, and especially for multi-family residential uses, development standards and associated open space, building separation, buffering and screening requirements should be set appropriately within the context of nearby residential and/or non-residential uses that also reflect Suburban character.

Neighborhood Conservation

This designation is applied to established neighborhoods that are largely built-out and stable, and where no significant change in development type or pattern is expected or desired. Implementing a conservation strategy typically involves repurposing previous zoning districts, and recalibrating their uses and standards, to maintain the desired neighborhood character. This zoning approach is designed to “lock in” standards that reflect and reinforce how a neighborhood originally developed or has evolved over time, to preserve its existing, prevailing character. In other cases, a customized Neighborhood Conservation zone may serve to manage a neighborhood in transition, such as where older homes fronting on a perimeter street with increasing traffic volumes could be allowed to convert to small-scale office uses over time while still maintaining a residential character and appearance.

Primary Land Use Types

- Detached residential dwellings and, in particular neighborhoods, may include some attached housing types.
- Public/institutional uses (including certain public assembly uses such as places of worship).
- Parks and public spaces.



Long-established core neighborhoods in east Katy, east and west of Katyland Drive.

Characteristics

- The integrity of older, intact neighborhoods may be protected through customized Neighborhood Conservation zoning with standards that ensure no significant change in the development type or pattern and reinforce existing physical conditions (e.g., prevailing lot sizes, building setbacks, architectural elements such as front porches, etc.).
- Designed to preserve existing housing stock and also to govern potential infill and/or redevelopment activity within a neighborhood to ensure compatibility while avoiding excessive variance requests and/or nonconformities.

- Depending on the particular neighborhood, the customized zoning may provide for small-scale office or retail uses on vacant sites at the edge of the neighborhood or other appropriate locations.

Neighborhood Commercial

Like the next category of General Commercial, this designation is also for properties in commercial retail, office and service uses, but usually adjacent to or near largely residential areas and of a size that can only accommodate relatively small-scale buildings. Therefore, the uses are also less intensive and often involve neighborhood-focused “light commercial” businesses that cater to a smaller geographic market than the larger-scale uses in General Commercial. As a result, traffic generation is also less than for uses in General Commercial.

Primary Land Use Types

- Stand-alone stores, offices and service businesses on relatively shallow and/or narrow properties.
- Smaller-scale commercial centers with retail, service and other uses.
- Mixing of uses on sites or within buildings where zoning allows.



Example of a Neighborhood Commercial site along Avenue D, adjacent to Fire Station No. 1 (to the south) and single-family detached homes to the side and rear.

Characteristics

- Typically excludes some especially automobile-related uses that are less compatible with nearby residential uses (e.g., gas stations, auto/body repair, car washes, etc.).
- Near residential properties and areas, the permitted scale and intensity of non-residential uses should be limited to ensure compatibility (e.g., adequate buffering/screening, criteria for placement and orientation of buildings and parking areas, building height limits, and residential-in-appearance architectural standards).
- More accessible to nearby neighborhood residents by walking and biking relative to more intensive commercial development along major roadways.

General Commercial

This designation is for properties in relatively “heavy commercial” retail, office and service uses, primarily along portions of major roadway corridors within the community for high visibility and access by higher volumes of cars and trucks.

Primary Land Use Types

- Commercial centers along major roadways, with a range of uses including those on high-profile pad sites along the roadway frontage.
- “Big-box” commercial stores (e.g., grocery, appliances, clothing, etc.).
- Restaurant chains including various “fast food” and casual dining establishments.
- Automobile service-related enterprises (e.g., gas stations, service/repair, car washes).
- Offices and services.
- Hotels and motels.
- Mixed-use developments where zoning allows.



Classic Auto Urban character of Katy Mills Malls and other commercial development in the vicinity south of I-10.

Characteristics

- Commercial areas with significant portions of development sites devoted to vehicular access drives, circulation routes, surface parking and loading/delivery areas, making pavement the most prominent visual feature. This can be offset by reduced site coverage and enhanced landscaping, building design and well-designed signage.
- Buildings typically set back toward rear of site to accommodate expansive parking areas in front, closest to passing traffic, often resulting in less emphasis on architectural design.
- Development desire to maximize signage to capitalize on site visibility to passing traffic.
- Often not conducive for access or on-site circulation by pedestrians or cyclists.

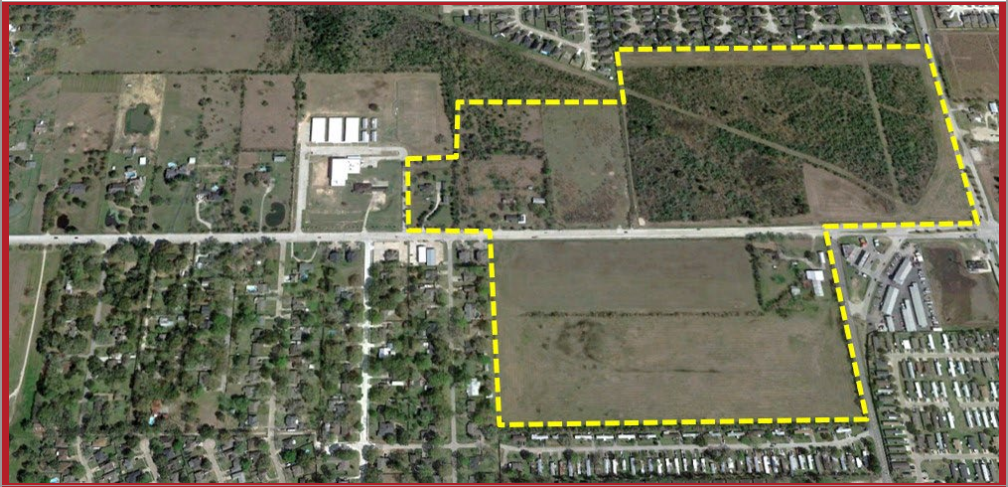
Corridor Mixed Use

This designation is for properties in commercial retail, office and service uses along and near a high-profile roadway corridor where mixed-use development outcomes are desired and encouraged. The mix of uses may include residential, especially to provide additional housing options and forms within the community. Major public and/or institutional facilities may also serve as development anchors within the area.

Not all properties in this designation will be viable for or result in mixed-use outcomes given their size, location and/or market position. Therefore, a range of typical stand-alone uses is anticipated in the Corridor Mixed Use category as in the General Commercial designation that is also shown along portions of Katy’s major roadway network. Relative to other designations, however, Corridor Mixed Use is particularly intended to recognize fundamental paradigm shifts occurring in the development models for residential, retail, office and hospitality uses, leading to even greater focus on “destination” developments that creatively mix uses, integrate amenities and emphasize quality design.

Primary Land Use Types

- Commercial retail, office and service uses, at varying scales and development intensities depending on the physical characteristics of the particular corridor, and of a specific site and its adjacent uses.
- Planned development to accommodate custom site designs and/or mixing of uses.



Vacant properties designated as Corridor Mixed Use along the north and south frontages of Morton Road in north Katy.

Characteristics

- Whatever the development approach for a particular property in Corridor Mixed Use, the design of the site and its use(s) should be compatible with the Suburban character established or emerging in its vicinity, avoid proliferating Auto Urban character, and provide adequate protections and buffering at points of transition between differing character types. Site design and development criteria can also be set to enhance safety for pedestrians and cyclists.

Downtown Mixed Use

This designation is for a less intensively-developed traditional downtown area – relative to the development intensity of an Urban downtown core in a large city – that accommodates a mix of uses in a more pedestrian-friendly environment than elsewhere in the community. The edges of the mixed-use area typically transition to other nearby neighborhoods and roadway corridors that are more uniform as areas primarily for single-family detached residential uses and commercial uses, respectively. Smaller blocks, narrower streets, on-street parking, buildings with reduced or no setback from streets and sidewalks, canopies/awnings over sidewalks, street trees and other physical elements can reinforce a walkability and potential for personal interaction more characteristic of Urban character areas than auto-oriented areas. A mixed-use downtown usually also contains some of the community’s most historic sites and districts, with older homes still in residential use and others converted to shops, cafes, offices, etc.

Primary Land Use Types

- Mixed uses, on single sites and within individual structures, including live/work units where allowed.
- Attached residential types (e.g., townhomes, brownstones).
- Single-family detached homes on relatively small lots, sometimes with rear alley versus street access.



Relatively small blocks, grid street pattern and various blocks with buildings close to streets/sidewalks in Downtown Katy.

- Detached residential, often on relatively small and/or narrow lots, and sometimes with rear alley access versus a front driveway for street access.
- Commercial retail, services and offices.
- Entertainment and cultural uses where permitted by zoning (e.g., restaurants, pubs, live music venues, theater, cinema, art galleries, museums, etc.).
- Public/institutional uses (including certain public assembly uses such as places of worship).
- Parks and public spaces, sometimes in the form of public plazas and pocket parks, along with places to gather and host community events, with periodic street closures.

- Potential for parking structures and limited public or commercial surface parking areas.

Characteristics

- Where a more walkable character is desired, may require development and design standards to avoid encroachment of uses designed with an auto-oriented character more suited to other areas of the community.
- Mostly on-street parking and minimal off-street surface parking (until the walkable downtown character begins to give way to auto-oriented site design in transition areas around downtowns).
- Often a focus area for infill and redevelopment activity, which may require customized development and design standards to ensure compatibility with the established area character. This may include controlling the scale of development where larger sites have been created through assembly of smaller parcels.
- Streetscape enhancements in public ways usually emphasized given limited area for private on-site landscaping relative to other character areas.
- Public/institutional uses should be designed to match the walkable downtown character.
- Often the only place in a community where multi-level parking structures may make sense and be financially viable.

Mixed Use Districts

KT Entertainment District, Boardwalk District and Main Street District

These three designations are for unique areas of Katy that are particularly suited for mixed-use development outcomes and greater emphasis on walkability versus automobile circulation. The KT Entertainment District is a relatively new opportunity with the emergence of the brewery and distillery uses on the sites of Katy’s historic rice dryer structures, setting up for the potential transformation of a larger area into a near-downtown focal point for both leisure uses and other business activity. Both the Boardwalk District and the Main Street area are covered by previous Planned Development District zoning approvals that are already being implemented but could possibly evolve further before they are built out.



KT Entertainment District Mixed Use area north of U.S. 90 and railroad in vicinity of iconic rice dryer structures.

Primary Land Use Types

- Mixed uses, on single sites and within individual structures.
- Commercial retail, services and offices.
- Entertainment and cultural uses where permitted by zoning (e.g., restaurants, pubs, live music venues, theater, cinema, art galleries, museums, etc.).

- Indoor event space and meeting hosting facilities.
- Attached residential types (e.g., loft apartments, townhomes, etc.) as is already happening in the Boardwalk District and could be a possibility for the Main Street area, to provide another location in Katy for accommodating additional housing options away from the city’s primary areas for single-family detached housing. No residential use is currently envisioned for the KT Entertainment District.
- Public/institutional uses.
- Parks and public spaces, sometimes in the form of public plazas and pocket parks, along with places to gather and host community events, with periodic street closures.
- Planned development to accommodate custom site designs and/or mixing of uses.
- Potential for parking structures and limited public or commercial surface parking areas.



Boardwalk District Mixed Use area in southeast corner of city.

Characteristics

- Given the emphasis on walkability, usually requires development and design standards to avoid uses and site designs with an auto-oriented character more suited to other areas of the community.
- Also requires control of the cumulative amount and placement of off-street surface parking to ensure pedestrian orientation and walkability, including through shared parking arrangements for which mixed-use areas are conducive.
- Streetscape enhancements in public ways usually emphasized given limited area for private on-site landscaping relative to other character areas.
- In the Boardwalk District, significant land is set aside for a nature preserve and lakeside trails, which also serves a storm water management function and enables clustering of development elsewhere on the site.
- Public/institutional uses should be designed to match the walkable character.
- Often the only place in a community where multi-level parking structures may make sense and be financially viable, with greater concentration and mixing of uses in a relatively compact area.



Main Street Mixed Use area in south central Katy.

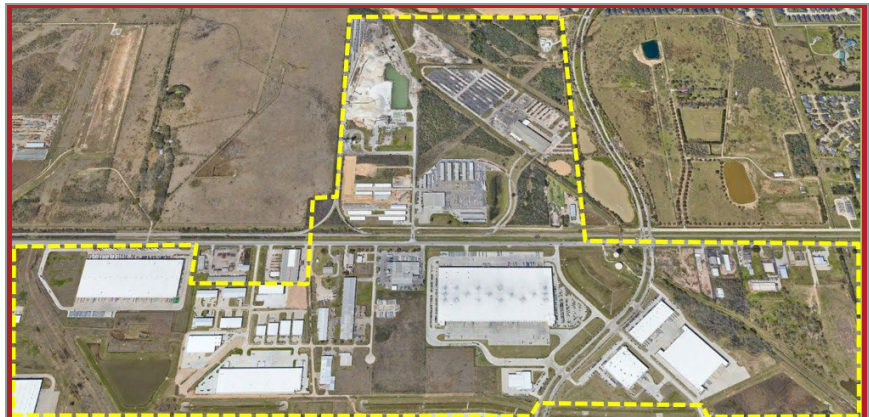


Industrial

This designation accommodates uses that are intensive in terms of how “light” industrial and especially “heavy” industrial activities can affect other nearby properties. This can include factors such as noise, vibration, light/glare, dust and particulate emissions, odors, truck traffic and hours of operation, as well as the sheer scale and intensity of some heavy industrial uses. Depending on the standards applied through development regulations, an industrial area can allow for a wide range of uses, from office/warehouse to wholesale, product assembly and manufacturing.

Primary Land Use Types

- Warehousing and distribution.
- Light manufacturing and/or processing/assembly.
- Heavy manufacturing where zoning allows.
- Office use accessory to a primary industrial use.
- Retail sales and services especially for area businesses and workers, and heavy commercial uses (e.g., building supply, recreational vehicle sales, etc.).
- Rail- and highway-oriented industrial facilities and business parks.



Warehouse buildings and industrial uses of varying types and intensities around U.S. 90 in west Katy.

Characteristics

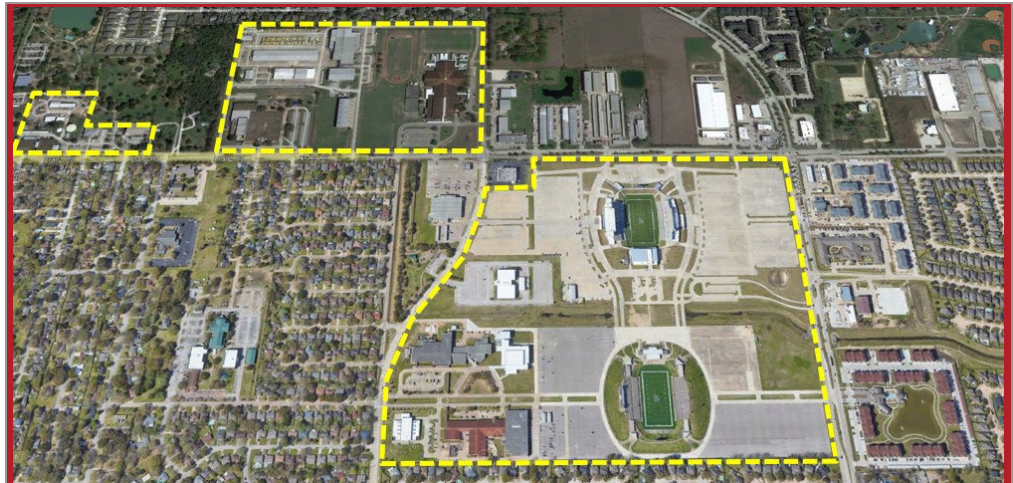
- Typically Auto Urban character due to the extent of site coverage by buildings and paved areas.
- Potential for outdoor activity and storage, which should be screened where visible from public ways and residential areas, although heavy industrial uses may be difficult to screen aside from fencing, landscaping and/or berms along site perimeters.
- May involve significant truck traffic or direct rail service, and may operate “24/7.”
- Risk of fire or explosion in some cases, depending on the materials handled or processed, that may affect the proximity and type of adjacent uses.
- Certain intensive publicly-owned uses are best located here (e.g., public works facilities).

Public / Institutional

This designation is for government-owned sites and facilities, along with similar or larger-scale “semi-public” uses (e.g., private schools) that may draw significant visitation and gatherings. For Katy, this category also includes Magnolia Cemetery on Franz Road, but places of worship are in other categories and typically within residential zoning districts.

Primary Land Use Types

- Government offices and other facilities (e.g., community centers, libraries, etc.).
- Public safety facilities.
- Educational campuses and related facilities (public, private and parochial), including school district athletic sites and complexes.



Katy ISD’s Legacy and Rhodes stadiums in east Katy, along with nearby school campuses and district facilities, and City of Katy and Harris County facilities to the east along Franz Road (Katy Library, Katy Police Department and Municipal Court, City Public Works facility, etc.).

Characteristics

- Public and institutional uses should be designed to match the prevailing character of their vicinity, for consistency with the character and quality expectations placed upon private properties and developments.

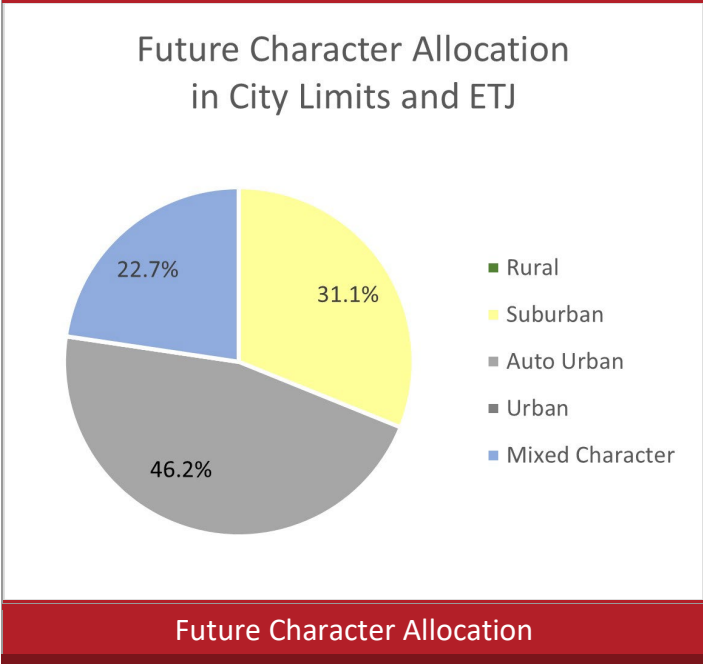
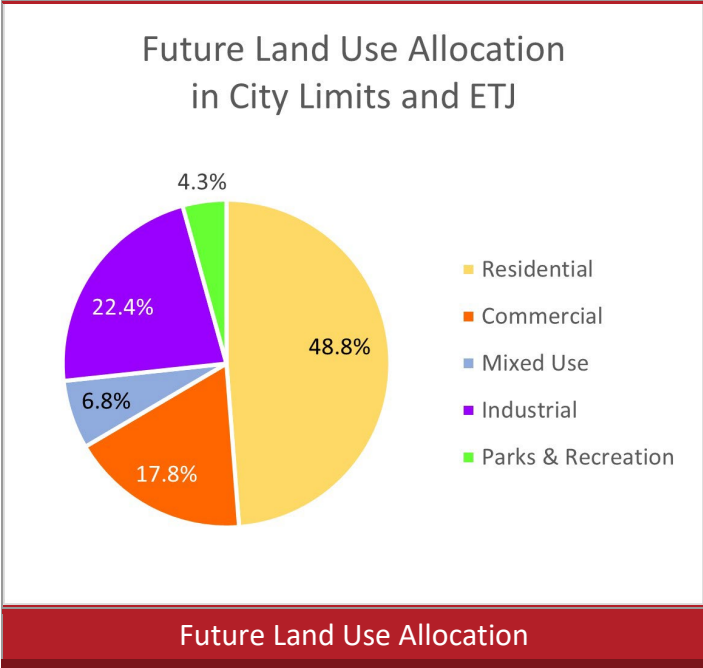
Land Use Quantities on Map

Tallied in the table below are the estimated acres within each designation shown on the Future Land Use and Character Map. The accompanying charts reflect the approximate use and character allocations that would result if Katy's build-out precisely matched the map:

It should be noted that the extent of area initially designated for residential use will ultimately be reduced. Commercial nodes typically will emerge amid neighborhood areas, and some land will be set aside for recreational use, preserved open space and/or public purposes and facilities (e.g., drainage).

Current Zoning

The table below provides a comparison between the land use and character designations described above and the current zoning districts in Katy's zoning regulations.





Land Use and Character Designation	Most Closely Associated Zoning District(s)
Parks, Recreation and Open Space	R-1, R-3
Estate Residential	R-1
Suburban Residential	R-1, PDD
General Residential	R-1, PDD, MH
Attached Residential	R-3, PDD
Neighborhood Conservation	R-1
Neighborhood Commercial	C-1
General Commercial	C-2, PDD
Corridor Mixed Use	PDD
Downtown Mixed Use	OKD
KT Entertainment District Mixed Use	PDD
Boardwalk District Mixed Use	PDD
Main Street Mixed Use	PDD
Industrial	M, PDD
Public/Institutional	R-1, R-3, C-1, OKD, C-2

Criteria for Proposed Amendments to the Future Land Use and Character Map

Along with procedures for monitoring and periodically updating the Comprehensive Plan, provided in the Plan Implementation section, another specific issue involves consideration of proposed amendments to the adopted Future Land Use and Character map. A first consideration is whether a map amendment is necessary immediately such as in conjunction with a particular rezoning request? Or, can a potential adjustment to the Future Land Use and Character map wait so that it may be examined more holistically, along with any other map changes under consideration, through the next interim review and update of the entire Comprehensive Plan?

The items below should be reviewed and addressed, especially by the City Planning and Zoning (CPZ) Commission, when a Future Land Use and Character map adjustment is proposed:

- **Scope of Amendment:** Is the proposed map change limited to one or a few parcels or would it affect a much larger area?

- **Change in Circumstances:** What specific conditions have changed sufficiently to render the current map designation(s) inappropriate or out-of-date (e.g., city's population size and/or characteristics, area character and building form, property/structure conditions, infrastructure or public services, market factors including need for more land in a particular designation, etc.)?
- **Consistency with Other Plans:** In addition to the Comprehensive Plan, is the proposed map change consistent with the intent and policy direction of any other applicable plans (Thoroughfare Plan; infrastructure master plans; drainage plans; economic development plan; special area plans; public safety plans; Parks, Trails and Recreation Master Plan; etc.)?
- **Adequate Information:** Do City staff, the CPZ and/or City Council have enough and appropriate information to move ahead with a decision (e.g., utility capacity, potential traffic impacts, other public service implications, resident/stakeholder concerns and input)?
- **Stakeholder Input:** What points, concerns and insights have been raised by area residents, property owners, business owners, partner agencies/organizations or others?

