



# THE CITY OF DEER PARK COMPREHENSIVE PLAN UPDATE

MAY 2016

# CITY OF DEER PARK COMPREHENSIVE PLAN UPDATE

OCTOBER 2016

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CONSULTING TEAM

KNUDSON, LP

OLSON & OLSON, LLP

PLAN THIS

ADOPTED BY THE DEER PARK CITY COUNCIL  
OCTOBER XX, 2016

GENERALIZED FUTURE LAND USE MAP ADOPTED BY THE DEER PARK CITY COUNCIL  
OCTOBER XX, 2016  
ORDINANCE 2016-XXXXXX

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# CHAPTER 1

## WHAT IS A COMPREHENSIVE PLAN?

# CHAPTER 1 - WHAT IS A COMPREHENSIVE PLAN?

## COMPREHENSIVE PLAN<sup>1</sup>

- A. The governing body of a municipality may adopt a comprehensive plan for the long-range development of the municipality. A municipality may define the content and design of a comprehensive plan.
- B. A comprehensive plan may:
  - 1) Include but is not limited to provisions on land use, transportation, and public facilities;
  - 2) Consist of a single plan or a coordinated set of plans organized by subject and geographic area; and
  - 3) Be used to coordinate and guide the establishment of development regulations.
- C. A municipality may define, in its charter or by ordinance, the relationship between a comprehensive plan and development regulations and may provide standards for determining the consistency required between a plan and development regulations.
- D. Land use assumptions adopted in a manner that complies with Sub-chapter C, Chapter 395, may be incorporated in a comprehensive plan.

## ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN<sup>2</sup>

- A. A comprehensive plan may be adopted or amended by ordinance following:
  - 1) A hearing at which the public is given the opportunity to give testimony and present written evidence; and
  - 2) Review by the municipality's planning commission or department, if one exists.
- B. A municipality may establish, in its charter or by ordinance, procedures for adopting and amending a comprehensive plan.

## What is a Comprehensive Plan?

A Comprehensive Plan is a written document formally adopted by the local legislature that contains goals, objectives, and strategies for the future development and conservation of the community. In Texas, Chapter 213 of the Texas Local Government Code provides that City's may adopt a Comprehensive Plan, and determine what elements the Comprehensive Plan contains, and what effect it may have.

A Comprehensive Plan is a road map that guides a municipality's decision related to its future growth and development. It expresses the vision, goals, strategies, and policies of a city or town and is intended to be implemented over ten to fifteen years.

A Comprehensive Plan provides policy support for the adoption of regulations. It does not establish regulations by itself. All land use regulations and approvals must be done in accordance with an adopted Comprehensive Plan. It is the guiding document that must be considered when developing any land use laws, such as zoning, that will be used to implement the Comprehensive Plan. Those land use laws must be developed and adopted through separate processes.

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<sup>1</sup> Sec. 213.002 of the Texas Local Government Code

<sup>2</sup> Sec. 213.003 of the Texas Local Government Code

A Comprehensive Plan does not need to be a single document. Evidence of a plan can be found in various planning documents, such as City Council or Planning and Zoning Commission meeting minutes that reflect decision making, studies and environmental reviews, and the zoning law itself. Deer Park currently has the following plans to be included as part of the Comprehensive Plan:

- 2014 Strategic Plan
- 2013 – 2023 Parks, Recreation, and Open Space Master Plan
- Deer Park Library Long Range Master Plan
- Center Street Revitalization Plan
- San Jacinto Texas Historic District Corridor Standards

## What is the purpose of a Comprehensive Plan?

The purpose of the Comprehensive Plan is to function as a general policy guide for future development. It should be used in conjunction with other land use planning tools such as site development, subdivision, and zoning ordinances. The Comprehensive Plan should be used by appointed and elected officials and City Staff as a guide to all major decisions affecting growth and development within the City of Deer Park.

Comprehensive Plans are developed to provide a logical and analytical approach towards short and long range planning for cities.

The benefits for this approach are:

- A. The Comprehensive Plan provides a framework for long-range planning for the City of Deer Park.
  - B. Developers and lending institutions are more comfortable with a city that has a Comprehensive Plan since the Comprehensive Plan:
    - 1) Avoids uncertainty;
    - 2) Aids in orderly growth; and
    - 3) Aids in maintaining and/or enhancing property values.
  - C. The Comprehensive Plan provides a framework by which short-range plans can be evaluated and accommodated into long-range plans such as:
    - 1) Subdivisions related to the thoroughfare plan; and
    - 2) Relationship of zoning requests to long-range plans.
  - D. The Comprehensive Plan provides a framework for logical and cost-effective development of utility systems, community facilities, (parks, schools, libraries), and thoroughfare systems.
  - E. It is a method to comprehensively examine a community's physical needs over an extended period of time (10-30 years to ultimate development), plan and spend public funds in the most cost effective and timely manner.
  - F. It provides a basis for capital improvement plan (CIP) programs to proceed in a cost-effective, logical and timely manner (new police and fire stations, new streets, new municipal buildings, etc.)
  - G. It provides a basis for zoning districts, mapping, and subdivision ordinances.
  - H. It serves as a framework for more detailed physical planning such as:
    - 1) Neighborhood plans, corridor plans, urban design plans, land use plans, economic development strategies, subdivision design, landscape standards, signage, streetscape and other related standards.
  - I. The Comprehensive Plan serves to promote the public good, the interest of the community at large, instead of interests of individuals or special groups within the community.
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# CHAPTER 1 - WHAT IS A COMPREHENSIVE PLAN?

- J. The Comprehensive Plan can demonstrate the reasonableness and fairness of the Comprehensive Planning and Zoning Commission's and City Council's decisions and actions, especially in relationship to litigation.

## How is a Comprehensive Plan Developed?

Comprehensive planning typically follows a planning process that consists of eight different steps. By following this process, planners are able to determine a wide range of interconnecting issues that affect an urban area. Each step can be seen as interdependent and many times planners will revise the order to best fit their needs.

### Identifying issues

The Comprehensive Plan must first address the issue they are investigating. "To be relevant, the Comprehensive Planning process must identify, and address, not only contemporary issues of concern to residents, workers, property owners, and business people, but also the emerging issues that will be important in the future."<sup>3</sup> Generally, planners determine community issues by involving various community leaders, community organizations, and ordinary citizens.

### Stating goals and objectives

Once issues have been identified by a community, goals to address the issues can then be established. Goals are broad community visions. They establish priorities for communities and help community leaders make future decisions which will affect the city. Stating goals is not always an easy process and it requires active participation.

### Collecting data

Data is needed in the Comprehensive Planning process in order to evaluate current city conditions as well as to predict future conditions. Population, social and economic data is most easily collected from the United States Census Bureau, however many communities actively collect their own data. The most typical data collected for a Comprehensive Plan include data about the environment, traffic conditions, economic conditions, social conditions (such as population and income), public services and utilities, and land use conditions (such as housing and zoning). Once this data is collected it is analyzed and studied. Outcomes of the data collection process include population projections, economic condition forecasts, and future housing needs.

### Preparing the Comprehensive Plan

The Comprehensive Plan is prepared using the information gathered during the data collection and goal setting stages. A typical Comprehensive Plan begins by giving a brief background of the current and future conditions found in the data collection step. Following the background information are the community goals and the Comprehensive Plans that will be used in order to implement those goals into the community. Plans may also contain separate sections for important issues such as transportation or housing which follow the same standard format.

### Creating implementation plans

During this stage of the process different programs are thought of in order to implement the goals of the Comprehensive Plan. These plans focus on issues such as cost and effectiveness. It is possible that a variety of plans will result from this process in order to realize one goal. These different plans are known as alternatives.

## Evaluating alternatives

Each alternative should be evaluated by community leaders to ensure the most efficient and cost-effective way to realize the community's goals. During this stage each alternative should be weighed given its potential positive and negative effects, impacts on the community, and impacts on the city government. One alternative should be chosen that best meets the needs and desires of the community and community leaders for meeting the community goals.

## Adopting a plan

The community needs to adopt the Comprehensive Plan as an official statement of policy in order for it to take effect. This is done by the City Council, following public hearings on the draft Plan. City Council may choose not to adopt the Comprehensive Plan, and require planners to refine the work they did during previous steps. Once the Comprehensive Plan is accepted by City officials it is then a legal statement of community policy in regards to future development.

## Implementing and monitoring the Comprehensive Plan

Using the implementation plans defined in the earlier stages, the City will carry out the goals in the Comprehensive Plan. City planning staff monitors the outcomes of the Comprehensive Plan and may propose future changes if the results are not desired. A Comprehensive Plan can be changed and rewritten over time. For many fast growing communities, it is necessary to revise or update the Comprehensive Plan every three to five years. In order for the Comprehensive Plan to be relevant to the community it must remain current. It is a document that should be used to guide ordinance development, CIP planning, and policies.

## **Relationship between the Comprehensive Plan and the Zoning Ordinance**

In Texas, if a city has an adopted Comprehensive Plan, the city Zoning Ordinance, and all amendments and approvals subject to it, must be adopted in accordance with the Comprehensive Plan.<sup>4</sup> The Comprehensive Plan provides the Deer Park Planning and Zoning Commission with the opportunity to look beyond the day-to-day zoning issues and provide guidance for the future use of land and development in the community. A properly developed, well thought-out Comprehensive Plan can be of great value to a community in its efforts to improve quality of life, make more efficient use of financial and other resources, provide a cleaner environment, and build an economically healthy community.

However, the value of any Comprehensive Plan is directly related to the community's willingness to follow the Comprehensive Plan, and its diligence in keeping the Comprehensive Plan current and relevant to today's conditions. Once adopted, the Comprehensive Plan may be implemented through appropriate zoning regulations, and changes to the zoning districts, the subdivision ordinance or other ordinances regulating the physical development of the city. Some portions or policies of a Comprehensive Plan may be implemented in five years or less and other provisions may take ten years or more. Implementation is a function of the choice of tools to be used and how long the community chooses to take to achieve the ultimate vision.

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<sup>4</sup> Texas Local Government Code Sec. 211.004(a)

## **What are goals and objectives within a Comprehensive Plan?**

Goals are general statements concerning an aspect of the City's desired ultimate physical, social and/or economic environment. Goals set the tone for development decisions in terms of the citizens' desired quality of life.

Objectives express the kinds of action that are necessary to achieve the stated goals without assigning responsibility to any specific action.

The policies and recommendations related to these goals and objectives are contained within subsequent chapters of this Comprehensive Plan will help to clarify the specific position of the City of Deer Park regarding a particular objective, and will encourage specific courses of action for the community to undertake to achieve the applicable stated objective.

## **What is the Future Land Use?**

The Future Land Use Map shows the desired location of different land uses in Deer Park. This map is used by the City Staff, Planning and Zoning Commission, and City Council when making decisions on rezoning requests. However, like the rest of the plan, the map is intended as a guide.

A Future Land Use Map is required for all local governments that practice zoning.<sup>5</sup> The map is a portion of the required Future Land Use Chapter of the Comprehensive Plan.

This Future Land Use Map is based upon the principles and goals of the overall comprehensive plan. This map is intended to allow for greater flexibility and integration of uses.

## **Will the Future Land Use Map Rezone My Property?**

The Future Land Use Map is NOT a zoning map. The future land use map will be used in making recommendations on individual rezoning request cases and in the identification of potential rezoning districts for citizen driven efforts in the future.



# CHAPTER 2

## HISTORY OF DEER PARK

## CHAPTER 2 - HISTORY OF DEER PARK

The original town of Deer Park was based on four land surveys:

1. Thomas Earle Survey, granted by the Mexican Government in 1824; 4,428.4 acres (*a league of land*)
2. George M. Patrick Survey, purchased land in 1835, obtained legal title in 1838; 531.3 acres (*3 labors of land*)
3. James B. Wood Survey, a resident and signer of the Texas Declaration of Independence, he was issued land in 1838; 177.1 acres (*1 labor of land*)
4. Henry W. Raglin Survey, received land for his service in the Army of Texas in 1839; 320 acres

Simeon Henry West was the founder of Deer Park. He was a native of Illinois, who settled in this area and visualized his city. He recorded a plat of the outlots of the town of Deer Park on December 20, 1892. On February 3, 1893 he filed his map of Deer Park proper. The originals of both maps are in the County Court House, Houston, Texas. Although he was a statesman in Illinois, West became an aggressive pioneer in Texas, pursuing his dream of creating a city. Envisioning the area to be an excellent location for a town, he named it Deer Park after the large number of deer that roamed the gulf plains.<sup>6</sup>

As settlers arrived from the North to build homes and establish farms, West built a hotel and a post office in 1893. He granted the Houston and Northern Railroad Company a 100-foot strip of land across Deer Park. He built a wharf on Buffalo Bayou, later it was destroyed by the Galveston storm of 1900. He reserved rights for water, street cars, telephone and electric utility lines, and named streets. Luella, P Street, and X Street are the only original streets remaining today. West donated the right-of-way to the Houston Ship Channel and granted this deed to the United States of America on October 3, 1902.<sup>7</sup>

The town that Mr. West had dreamed of did not prosper as he had originally planned. A 22 inch snowstorm in 1895, the coldest weather on record of 8 degrees in 1899, and the Galveston storm of 1900 that destroyed homes, crops and livestock forced many residents to return North. Mr. West was always impressed with the value of the Waterfront, about a mile and a half in Deer Park. He felt in time it would be valuable in manufacturing and shipping. He also realized the surrounding area was not suitable for farming. He decided that he could not wait for this development and sold Deer Park in 1905.<sup>8</sup> Some of the hardier families remained for another few years. The Edwin Brown family leased and later bought the hotel from Simeon West and lived there until sometime in the 1920's. Other families that remained were the Roberts Marsh family, the Hagbergs, the Ostendorfs, and the Olives.

The area was also plagued by the hoof-and-mouth disease. Between the weather and the disease most of the livestock was destroyed. The Post office was discontinued in 1919. By 1922 Deer Park had dwindled to almost nothing with only four houses, a schoolhouse, an old hotel, and scattered shacks by the railroad. In 1928 Shell Oil Company built a new refinery. In the 1930's an independent school district was established. By 1940, the population had grown to 100 and by 1946 the city of Deer Park began to flourish.

During World War II the United States Maritime Commission contracted with the Houston Shipbuilding Corporation, a subsidiary of Todd Shipyards, to establish a \$5 million yard at Irish Bend, near Deer Park. The citizens of Deer Park voted to incorporate on December 12, 1948, and a few weeks later Earl E. Dunn became the

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<sup>6</sup> [www.deerparktx.gov](http://www.deerparktx.gov)

<sup>7</sup> Weidig, Barbara Yeary. *Deer Park A History of a Texas Town*, San Antonio: Naylor Publishing Co. 1976

<sup>8</sup> West, Simeon H. *Life and Times of S. H. West*, LeRoy, Illinois: 1908

first mayor. Because of the 1948 incorporation, Houston did not incorporate Deer Park's territory into its city limits. The first City Council meeting was held on February 7, 1949.

The first city marshal was hired in 1950 and by 1960 a fire station, city hall, playground parks, an independent water supply, and four major industries were built within the city limits. In 1962, five acres of land were dedicated for a new public library. By 1965, the city could no longer expand as it was surrounded by annexation from Houston and other cities.

The population had grown to 700 by 1948, to 5,000 by 1960. The town, governed by a city manager-Council system, endorsed a plan to expand educational opportunities in 1961 and municipal recreational facilities in 1964. In conjunction with surrounding communities, Deer Park has supported San Jacinto Junior College since its opening in 1961. In 1970 the town reported 86 businesses. The 1970 population of 12,773 represented a 162.5 percent increase over the previous decade, and from 1970 to 1990 the population continued a steady rise, reaching a high of 27,652 in 1990. The maximum number of businesses in the same period was 324 in 1986. In 2000 the population was 28,520 with 819 businesses.

This growth has been fueled by the growth of the petrochemical industry as well as the growth of business along the Houston Ship Channel. Deer Park celebrated its 100th birthday in February of 1992. Today, Deer Park has approximately 10,000 homes and more than 32,517 residents<sup>9</sup>, a city hall, a school district with 15 campuses, a library, a community theater, a municipal court building, three fire stations, numerous parks and recreational facilities, state-of-the-art water and sewer processing facilities, a post office, several hotels, railroad, and numerous major industrial facilities, as well as several smaller light industrial companies.<sup>10</sup>

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<sup>9</sup> American Community Survey 2009-2013 5-year

<sup>10</sup> [www.deerparktx.gov](http://www.deerparktx.gov)



# CHAPTER 3

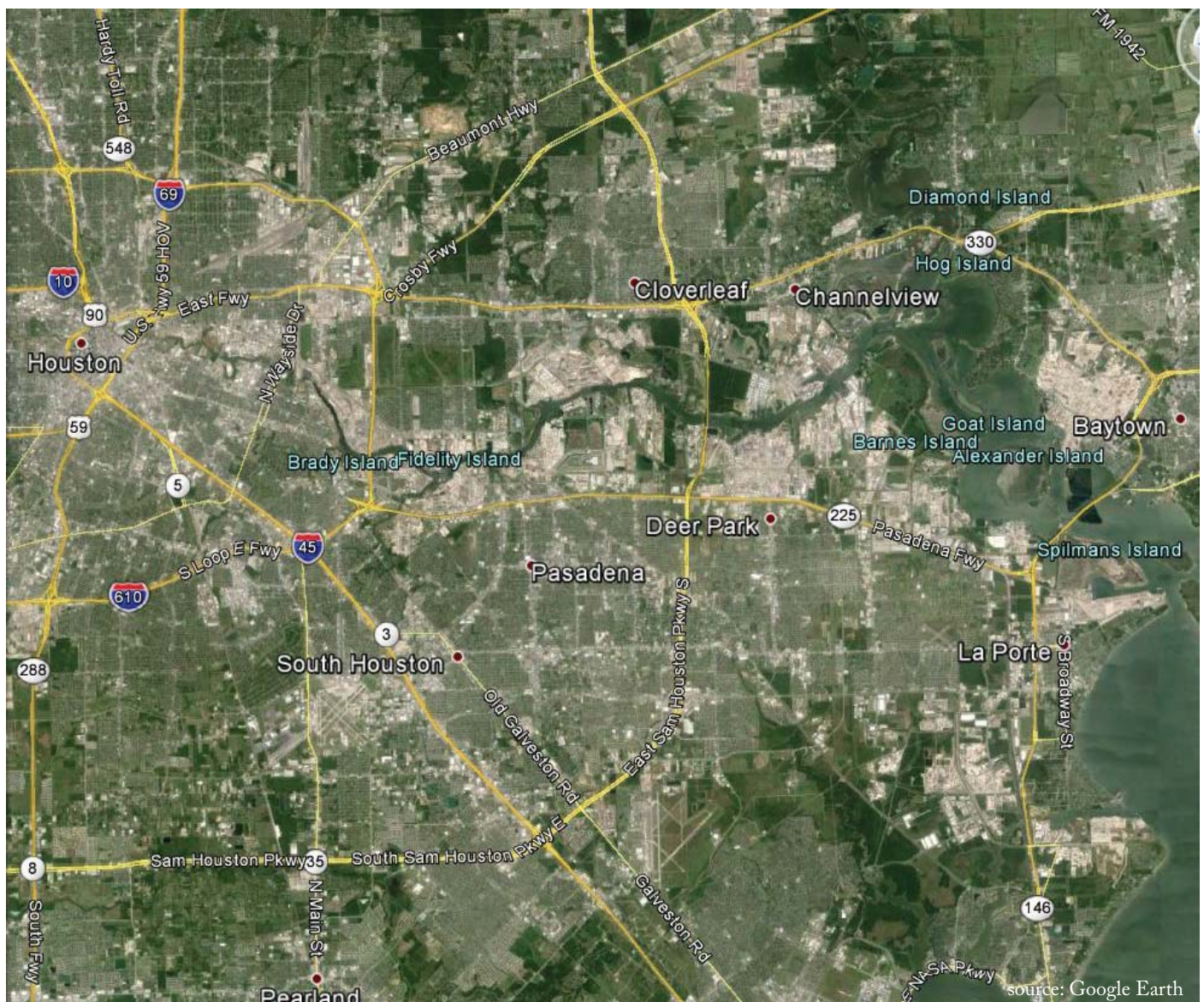
## DEER PARK'S RELATIONSHIP TO THE REGION

## CHAPTER 3 - DEER PARK'S RELATIONSHIP TO THE REGION

Deer Park, a city in Harris County, is located approximately 15 miles from the Central Business District (CBD) of Houston. It is bounded by the cities of Pasadena on the south and west, La Porte on the south and east, and the Houston Ship Channel (Buffalo Bayou) on the north. Deer Park is located in the southeastern portion of the state of Texas. The city has a total of 10.46 square miles and 3,061.4 persons per square mile according to the 2010 U.S. Census.<sup>11</sup>

Deer Park is located within the Houston-Sugar Land-Baytown metropolitan area. State Highway (SH) 225 is the major transportation route that runs through the northern portion of Deer Park. SH 225 links the Barbour's Cut Terminal located in Morgan's Point, the Bayport Terminal, and the Bayport Industrial Terminal to the City of Houston and other areas of the Houston Ship Channel.

The map below shows the City of Deer Park in relation to the Houston-Sugar Land-Baytown metropolitan area.



<sup>11</sup> [www.census.gov](http://www.census.gov)



# CHAPTER 4

## DEER PARK'S GOVERNMENT

Deer Park has a Council-Manager form of government. Under this form of government, the elected City Council sets the policies for the operation of the city's government. The administrative responsibility rests with the City Manager who is appointed by the City Council.

The basic structure of the City Manager plan is similar to that of a private corporation, in which the stockholders elect a board of directors which then hires a president to run the company. Under the City Manager plan, the voters elect a City Council which, in turn, hires a City Manager to administer the city's day-to-day affairs.

Under the City Manager plan, City Council serves as the legislative body. City Council sets policy, it approves the budget and sets the tax rate, and it determines the size of the payroll and the extent and cost of municipal services. In short, City Council is the final authority on all of the many policy decisions that determine the scope and functions of the city government.

The Mayor and City Council Members have no administrative duties under the City Manager plan. These are vested in the City Manager, who is responsible for directing the workforce and programs of the city in accordance with ordinances, rules, and regulations adopted by City Council.

The typical City Manager in Texas is appointed for an indefinite term and is subject to dismissal by City Council at any time. He or she is designated as the Chief Executive and Administrative Officer of the city and is accountable to City Council for the proper conduct of all municipal operations. The City Manager has the unilateral authority to hire, discipline, and fire the department heads under the City Manager's control.

Although the City Manager's role varies from one city to another, the primary function is to implement the policies established by City Council and ensure that the city is operated in an economical and responsible manner. Specific duties of the City Manager may include the following:

- A. Enforcing all city ordinances, rules, and regulations.
- B. Supervising all municipal employees and programs.
- C. Preparing and executing the city's annual budget pursuant to the revenue and expenditure plans adopted by City Council.
- D. Managing the city's funds and preparing periodic reports that advise City Council and the general public of the city's financial condition.
- E. Providing information to City Council to facilitate its ability to make informed decisions in the best interests of the city.
- F. Providing City Council meeting agendas and attendance at all such meetings to serve as a resource to City Council and the public.
- G. Drawing City Council's attention to community needs and recommending alternatives by which City Council can respond to those needs.<sup>12</sup>

### **Subdivision Ordinance**

The Deer Park Subdivision Ordinance was adopted on September 16, 2003, and covers the process by which a subdivision may be developed within the city limits of Deer Park.

Standards and specifications are provided for the basic building blocks of a development, including block length, lots, streets, curbs, sidewalks, and street lights.

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<sup>12</sup> [www.tml.org](http://www.tml.org)

In some cases, the City relies on home owner associations (HOAs) for enforcement of some regulations. The enforcement of all City standards and regulations, even if by private entities, must be held accountable and overseen in a uniform fashion by the City.

### Zoning Ordinance

Deer Park's Zoning Ordinance was adopted on July 6, 1976. This ordinance provides regulation and standards for development and land use within the Deer Park city limits. Deer Park's Zoning Ordinance uses a standard Euclidean zoning format where land uses and building standards are applied to geographical and discrete areas as shown on a zoning map. Typically, a zoning ordinance deals with the primary concern that led to its creation, such as encroachment of non-compatible uses, by creating space, usually expressed as front, side, and rear yard or height-to-setback ratios. This approach injects space into the urban fabric and hinders commercial aggregation on mixed-use sites. In the Deer Park Zoning Ordinance, each zoning district is provided with a purpose statement, permitted uses, and a set of conditions and limitations, which covers basic standards for form and design, including building height and placement on the lot, parking requirements, exterior building materials, and permitted density of development. There are also many categories that appear to overlap and multiply zoning categories for housing that could be condensed. Traditional zoning also generally encounters problems when addressing issues of building materials and design because it is outside the normal concerns of land use (*i.e. density, use, height, parking, and yard space*). In 21st Century planning these categories can be simplified.

The Zoning Ordinance contains very few requirements or standards for elements such as public open space, orientation of buildings to public spaces or roadways, or design of buildings. These types of standards are often utilized to encourage shared spaces and a commonality of design that can contribute to a greater sense of community and identity for the municipality. Additionally, the use of Euclidean zoning districts can limit beneficial mixed use areas by not allowing any sort of shopping or working opportunities in residential areas and can also create awkward land use adjacencies where two non-compatible districts are located next to each other.

### Future Land Use Map versus Zoning Map

The Future Land Use Map should be an embodiment of community goals. The Zoning Map should be constructed as a tool to implement the Future Land Use Map and Comprehensive Plan.

If the zoning so mapped is not cumulative, the zoning map becomes reactionary, as it records decisions made by City Council action on individual parcels versus the overall city. Because the document records actions taken, it is a map and not a plan. The Future Land Use Map should be prescriptive, serving as a guide for redevelopment and zoning change requests. A Future Land Use Plan:

- Anticipates and informs actions;
- Views the consequences of actions on a larger scale and in futuristic terms;
- Anticipates an ultimate condition so that present actions serve the desired end; and
- Is initiated by the City and its residents for the purpose of defining a vision.

All of these components of a Future Land Use Map are missing from a Zoning Map. A Zoning Map:

- Is a record of action taken;
- Considers consequences immediately present and generally in close proximity to the site;
- Is initiated by a landowner/developer for the purpose of maximizing land use (highest economic use); and
- Seeks to expand or change the present condition without view to limitation.

The Zoning Map is the manifestation of how a City applies its zoning ordinance. It is required that such ordinances be applied uniformly within jurisdictional boundaries. For this reason unequal applications are prohibited under State enabling legislation. Such applications include contract zoning, and generally any zoning that can be proven capricious. The Future Land Use Plan assures due deliberations, in light of public policy as they regard an individual zoning decision, to make uniform application more certain. The Zoning Map by its reactionary nature provides no such assurance, and zoning decisions that are not consistent with neighboring zoning already in place could be construed as arbitrary and capricious. This is a great challenge to zoning in areas where non-residential and residential uses are mixed. In such cases, a City's ability to change the status quo is more difficult.

The historical origins of zoning were to protect retailers in New York from encroachment by the neighboring and growing Garment District. Zoning is not meant to be visionary, but "protective". In contrast, a Future Land Use Plan is strictly meant to deal with vision and is not meant to be mired in the issues of protection to the extent that zoning is. However, many cities are limited in their view of a Future Land Use Plan, seeing it as a version of the zoning record and/or as a Zoning Map for future, un-zoned portions of the city. The adoption of the Future Land Use Plan becomes focused on anticipating the land owner's or developer's response to or likely impact on market conditions. This is particularly true of the non-residential portions of the land use plan, which end up "stripping" the traffic corridors.

In its relationship to zoning, the Future Land Use Map is intended to serve as a guide. The term "guide" means reference. The Future Land Use Plan is a public record derived from the vision of the community. It is a point of reference in City Council's deliberations regarding zoning change request and future development and/or redevelopment. Zoning is the action performed by an elected City Council, and the Future Land Use Map is the input provided by citizens to facilitate the City Council's deliberative proceedings. It is important that the status of the Future Land Use Map as a guide be preserved by using terms and categories that do not replicate the Zoning Map.

When the Zoning Map and the Future Land Use Map are not kept separate, the development process is also affected. The landowner/developer is uncertain as to risk associated with acquiring entitlement because there is no clear policy without a case by case interpretation. The process of interpretation opens the entitlement portion of a development process to an uncertain time frame and an uncertain outcome. Often, cities who try to manage their zoning decisions from a Zoning Map find themselves trapped in perpetuation of existing zoning because any variance constitutes incremental decision-making that is hard to defend from a "uniformity of application" perspective. Finding precedent in the existing zoning pattern to justify a current zoning decision is where the conflict between development and entitlement happens, often necessitating the involvement of attorneys. A city like Deer Park, which has a broad mixture of zoning in a relatively small area, is particularly susceptible to this type of conflict situation. The question before City Staff should be whether or not an action complies with the Comprehensive Plan, and a recommendation should be made in consideration of that question. It is then up to the Planning and Zoning Commission and ultimately City Council to approve that compliance or make an interpretation (based on the case) that allows some degree of variance from the Comprehensive Plan. The need to comply with the Comprehensive Plan also allows City Council to impose "conditions" that can assure that the intent of the Comprehensive Plan is accomplished. As a City fills in vacant parcels, these additional conditions become very important to preserving the quality of life.

In summary, the City of Deer Park currently has a Zoning Map, but is lacking a Future Land Use Map. One of the purposes of this comprehensive planning effort is to establish a Future Land Use Plan that guides future application of zoning and the Zoning Map. Without the two documents working side by side, the City of Deer Park is nurturing a condition that leads to conflict, creates an environment of uncertainty, and requires City Staff to function at levels of discretion not typical of their designated function.



# CHAPTER 5

## INCORPORATION OF EXISTING PLANS

The City of Deer Park's recent plans include the Strategic Plan (2014), Parks, Recreation, and Open Space Master Plan (2013), Library Master Plan (2011), Center Street Revitalization Plan (2008), and San Jacinto Texas Historic District Corridor Standards (2008). These plans are recommended to be incorporated into the Comprehensive Plan.

## 2014 Strategic Plan

In March of 2014, the City Council and City of Deer Park staff met in retreat. The purpose of the retreat was:

- A. To meet with City Council and executive staff to discuss and reconfirm the City Council's governance process; and
- B. To develop goals and strategies for the coming years.

During this process, a Vision Statement and Mission Statement were developed. It is recommended these Vision and Mission Statements be incorporated into the Comprehensive Plan.

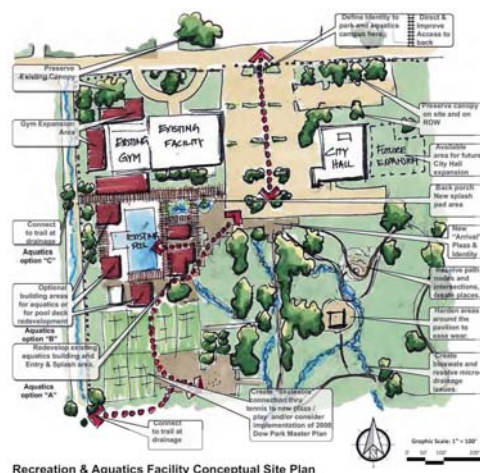
*Vision Statement* – Deer Park is a vibrant, sustainable community; a safe place to work, play, and live, offering growth and opportunity to all residents and businesses.

*Mission Statement* – The Mission of the City of Deer Park is to deliver exemplary municipal services that provide the community a high quality of life consistent with our history, culture, and unique character.

Many of the goals and objectives of the Strategic Plan are incorporated into this Comprehensive Plan. The 2014 Strategic Plan is found in the addendum of the Comprehensive Plan.

## 2013 – 2023 Parks, Recreation, and Open Space Master Plan

The Parks, Recreation, and Open Space Master Plan was prepared for, and adopted by, the City of Deer Park in January 2013.<sup>13</sup> The goals of that plan have been incorporated in the recommended goals for the Comprehensive Plan. The Parks, Recreation and Open Space Master Plan is found on the City of Deer Park website; <http://www.deerparktx.gov/index.aspx?NID=1011>



source: Parks & Open Space Master Plan

## Dow Park Master Plan

A site analysis was performed in 2008 of Dow Park for an evaluation of the character and existing conditions. There was a review to understand the pedestrian circulation and park amenities as well as a perspective of the community character and adjacent land uses. From this site analysis, multiple concepts were designed to address amenities, connectivity throughout the park and drainage in and around the park. The different concepts included programmed open space, play ground and picnic area, skate park, rose gardens, toddler playground, splash pad, and an outdoor theater and plaza.



source: Dow Park Master Plan

<sup>13</sup> Burditt Consultants

## CHAPTER 5 - INCORPORATION OF EXISTING PLANS

### Deer Park Library Long Range Master Plan

Deer Park developed a Library Long Range Plan in 2011. The Long Range Plan gives a snapshot of the library, its current condition, and its long range vision for better serving the community.

*Mission Statement* - Deer Park Public Library strives to deliver exemplary educational and recreational resources and programs that enrich and strengthen literacy, love of reading, and lifelong learning opportunities to provide our community with a high quality of life consistent with our history, culture and unique character.

The goals of that plan have been incorporated in the recommended goals for the Comprehensive Plan. The Deer Park Library Long Range Master Plan is found on the city website at: <http://www.deerparktx.gov/DocumentCenter/View/118>

### Center Street Revitalization Plan

This plan was accepted by City Council in 2008, provides guidance to improve the appearance of the City's main vehicular corridor, Center Street, from Highway 225 to 13th Street.<sup>14</sup> The study area encompasses 4,168 linear feet of street right-of-way, and approximately 36 acres of potential commercial redevelopment. In addition to enhancing the aesthetics of Center Street, Knudson identified development strategies and incorporated the new Harris County Precinct 2 Epic Art initiative to improve the economic vitality of the corridor. Many of the goals and objectives of the Center Street Revitalization Plan are incorporated into this Comprehensive Plan. The details of this plan are discussed in more detail in the Land Use and Economic Development Chapters. The Center Street Revitalization Plan is found in the Appendix of the Comprehensive Plan



### San Jacinto Texas Historic District Corridor Standards

The San Jacinto Texas Historic District Corridor Standards are structured to be a tool to assist in the design, construction, and maintenance of culturally relevant, sustainable, and restorative landscapes, public amenities and furnishings, and other features throughout the San Jacinto Texas Historic District (SJTHD). This standards document includes a succinct set of design elements and best practices that cover planting/vegetation, pavement, lighting, and site amenities. Public and private landowners can turn to these standards to select specific vegetation and furnishings that will help maintain a consistent 'look and feel' throughout the Historic District. Many of the goals and objectives of the Corridor Standards are incorporated into this Comprehensive Plan. The details of this plan are discussed in more detail in the Land Use and Economic Development Chapters. The San Jacinto Texas Historic District Corridor Standards are online at <http://www.sjthd.org/beautification-projects/corridor-standards>.

### Lighting

Light poles and lighting fixtures can be the most visible features on a streetscape. The color and form of these elements should enhance the historic character of the corridor and provide a sense of place. Designers should coordinate lighting with landscape.

#### Street Light (20'-35')

- These taller poles have extended arms which allow the light source to be positioned over the roadway. Reflectors in the luminaire direct light down.
- The height of the pole allows the fixtures to be spaced further apart.
- The decorative arm and headcap luminaire replace the conventional 'cobra-head' fixture for a distinctive look.
- Arms for securing banners and flags should be provided.
- A custom San Jacinto District emblem should be incorporated into the banner arm and light pole base.

#### Recommended Infrastructure/Model

- Holograph/Tree Drop series
- Bulb Steel Shaft and Washington Style Aluminum Pole
- Color Black



58 | DESIGN ELEMENTS

source: SJTHD Corridor Standards

It is recommended the design standards be adopted as an alternative for landscape and fence treatments to meet the design criteria for this 228,000 acre special district.



CHAPTER 6  
HISTORIC PRESERVATION  
AND  
CULTURAL RESOURCES

## CHAPTER 6 - HISTORIC PRESERVATION AND CULTURAL RESOURCES

The history of Deer Park and the San Jacinto Historic District is a critical component of the birthplace of Texas and as should hold an important chapter in the Comprehensive Plan. History sells communities and Deer Park holds an opportunity to embrace historical context in its subdivision and zoning ordinance standards for the City. The ability to embrace history has been embodied in the San Jacinto Historic Guidelines referenced in this Plan as well as the Parks and Recreation Plan for the community.

Deer Park has taken the initiative to establish a Historical Committee who is responsible for identifying the historic related assets and identifying opportunities to preserve and protect them. The Historical Committee is charged with making recommendations to the City Council. The opportunities to incorporate historical themes within the city is a way to continue expressing the importance of Texas history while also capitalizing on the benefits that historical design standards, or plantings, or even historical themes for signage could be used to enhance the quality of life for the community. A summary of the historic elements that make up San Jacinto Texas Historic District is included below.

### San Jacinto Battleground

The San Jacinto Battleground is located on the Houston Ship Channel close to the cities of Deer Park and LaPorte. It is an important element of the San Jacinto Historic District that covers 228,000 acres of historic East Harris County including the 1,200-acre San Jacinto Battleground State Historic site, which is also a national Historic Landmark, and consists of the Battleground, the Monument and Battleship Texas. The famous Battle of San Jacinto that brought Texas its independence was fought on this site. Texan troops under General Sam Houston achieved the independence of Texas by defeating the Mexican Army led by General Antonio Lopez de Santa Anna on April 21, 1836.<sup>15</sup> After the surrender a treaty was drafted at Dr. George Moffit Patrick's cabin. A representation of the cabin stands in front of the Theatre/Courts Building at 1302 Center Street between 13th Street and Helgra as a reminder that Deer Park is the "Birthplace of Texas."



### San Jacinto Monument

The San Jacinto Monument is dedicated to the "Heroes of the Battle of San Jacinto and all others who contributed to the independence of Texas." The monument is a 570-foot shaft topped by a 34-foot star symbolizing the Lone Star Republic. The building incorporates a number of innovative engineering features not common during the period of its construction. The American Society of Civil Engineers recognized this technology with the prestigious designation of State and National Historic Structure. The monument is listed as the tallest stone column memorial structure in the world, 15 feet taller than the Washington Monument in Washington, DC. The monument's design was the brainchild of architect Alfred C. Finn and engineer Robert J. Cummins, both Houstonians. Construction ran from 1936 to 1939. Its builder was the W. S. Bellows Construction Co. of Dallas and Houston. The impressive structure alone, apart from its historical significance, is worth a trip to San Jacinto Battleground. This is one of the finest examples of Modern (Art Deco) architecture in the United States, and is recognized as a National Historic Civil Engineering Landmark by the American Society of Civil Engineers. Immediately after the battle, the land, then privately owned, commanded respect from all who walked on its soil. The Texas Veterans Association began planning a formal monument, and the state finally received funding to purchase the land in the 1890s.

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<sup>15</sup> [tpwd.texas.gov](http://tpwd.texas.gov)

After years of pushing by the Sons and Daughters of the Republic of Texas, as well as help from President Roosevelt's Secretary of Commerce Jesse H. Jones, a prominent Houstonian, its proponents raised enough money to build a fitting monument.<sup>16</sup>

## USS Texas (BB-35) - Battleship Texas

Another piece of history, located at the San Jacinto State Park is the USS Texas (BB-35) "Battleship Texas". This iron ship served our country from 1912 to 1948, fighting in two world wars. In 1948, the Battleship Texas became the first battleship memorial museum in the United States. That same year, on the anniversary of Texas Independence, the Texas was presented to the State of Texas and commissioned as the flagship of the Texas Navy. In 1983, the Texas was placed under the stewardship of the Texas Parks and Wildlife Department and is permanently anchored on the Buffalo Bayou and the busy Houston Ship Channel.<sup>17</sup> Recent efforts have been undertaken to preserve it, giving this site a renewed interest.



source: [www.houstoneco.org](http://www.houstoneco.org)

The Texas Parks and Wildlife Department's Legislative Appropriations Request (LAR)



source: [houstonianhomes.com](http://houstonianhomes.com)

for 2016-2017 includes a biennial (two-year) base funding request of \$575.1 million and 3,109.2 full-time equivalent (FTE) employee positions in each year. TPWD's request for additional funding and FTEs totals \$201.6 million and 66 FTEs, as shown in the following list of LAR exceptional items:

**BATTLESHIP TEXAS:** This item requests \$25 million to complete the balance of known critical repair items necessary to preserve this state historic treasure.

Attendance to the Battleship Texas is ±100k annually.<sup>18</sup> More detailed information can be found at <http://tpwd.texas.gov/state-parks/battleship-texas> and [www.dryberthTEXAS.com](http://www.dryberthTEXAS.com)

## San Jacinto Texas Historic District

The San Jacinto Texas Historic District (SJTHD), a collaborative effort between the 16 port region communities in East Harris County Precinct 2, brought forth a unique master plan referred to as Project Stars. Project Stars provides permanent displays of colorful historic Texas-sized epic art along major corridors in the SJTHD leading to the famous San Jacinto Battleground site. This master plan was created over a two-year period and currently targets enhancements for 26 historic sites on major corridors. The SJTHD is now the newest and fifth-largest historic district in the State of Texas.<sup>19</sup> For a full list of beautification projects within the SJTHD, please visit [www.sanjacintotexashistoricdistrict.org](http://www.sanjacintotexashistoricdistrict.org)



source: Economic Alliance Houston Port Region

<sup>16</sup> [www.sanjacinto-museum.org](http://www.sanjacinto-museum.org)

<sup>17</sup> [tpwd.texas.gov](http://tpwd.texas.gov)

<sup>18</sup> Bruce Bramlett (01/08/2015)

<sup>19</sup> [www.sanjacintotexashistoricdistrict.org](http://www.sanjacintotexashistoricdistrict.org)

### Patrick's Cabin

The City of Deer Park proudly displays a representation of the historic Patrick's Cabin at 1410 Center Street between 13th Street and Helgra. The replica was constructed in 1985 by a group of city employees in the Parks and Recreation and Public Works departments. In the fall of 2007, a joint effort by the Beautification Committee and the Historical and Tourism Committee moved Patrick's Cabin from Dow Park to its more prominent and permanent location on Center Street. Modifications to the interior and exterior of the cabin, in addition to the location site, have been made to better capture the authenticity of the 1830s.<sup>20</sup>



source: [www.deerparktx.gov](http://www.deerparktx.gov)

In April of 1836, Sam Houston and his small band of men defeated the powerful Mexican army under the leadership of General Santa Anna on the San Jacinto Battlefield. Following the battle, Sam Houston, David Burnet, and the Texas Cabinet met at Patrick's Cabin to draft the initial treaty papers.

The cabin was the home of Dr. George Moffitt Patrick. It was located 1.5 miles from the Battlefield along Buffalo Bayou, which is now considered Deer Park. Because of this significant historical event on Deer Park soil, Deer Park holds the distinction of being the true "Birthplace of Texas."

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<sup>20</sup> [www.deerparktx.gov](http://www.deerparktx.gov)



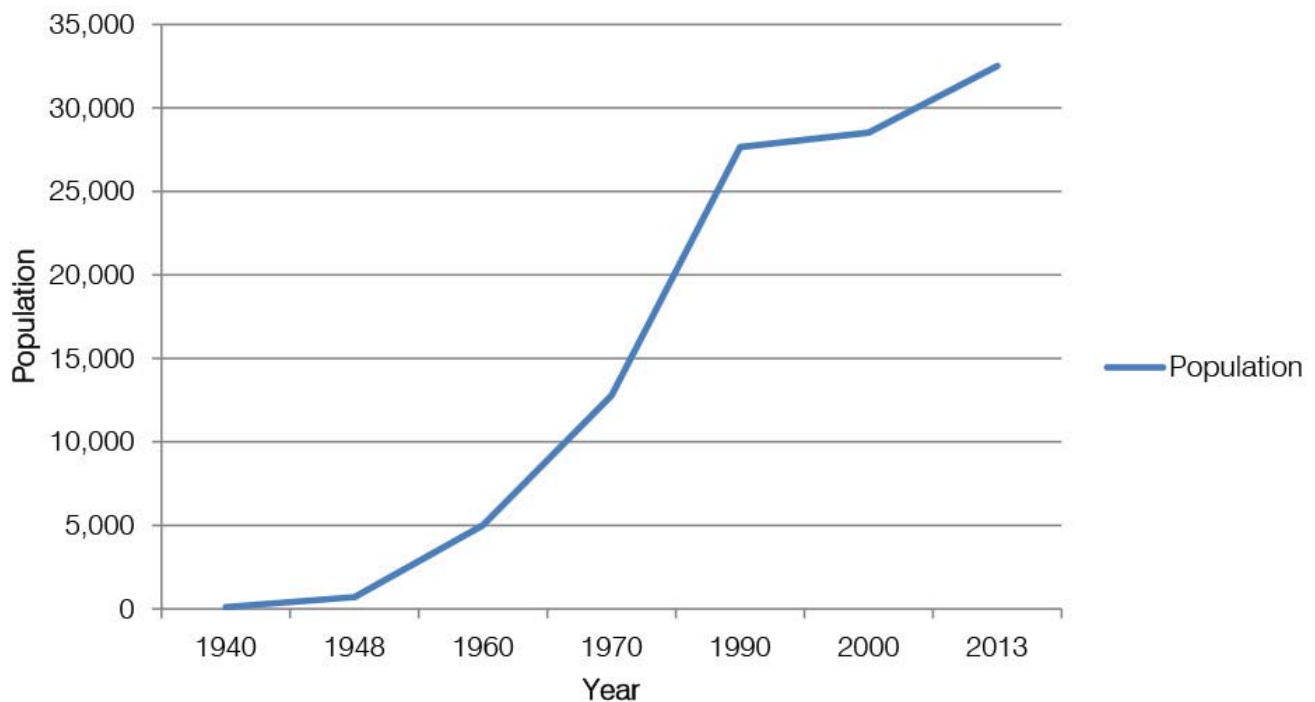
# CHAPTER 7

## CHARACTERISTICS OF DEER PARK

Deer Park's population and demographics has changed over the past several decades and it forecasts population and demographic changes for the next 20 to 30 years.

### Demographic and Socioeconomic Characteristics

#### Deer Park Population Growth from 1940 - 2013



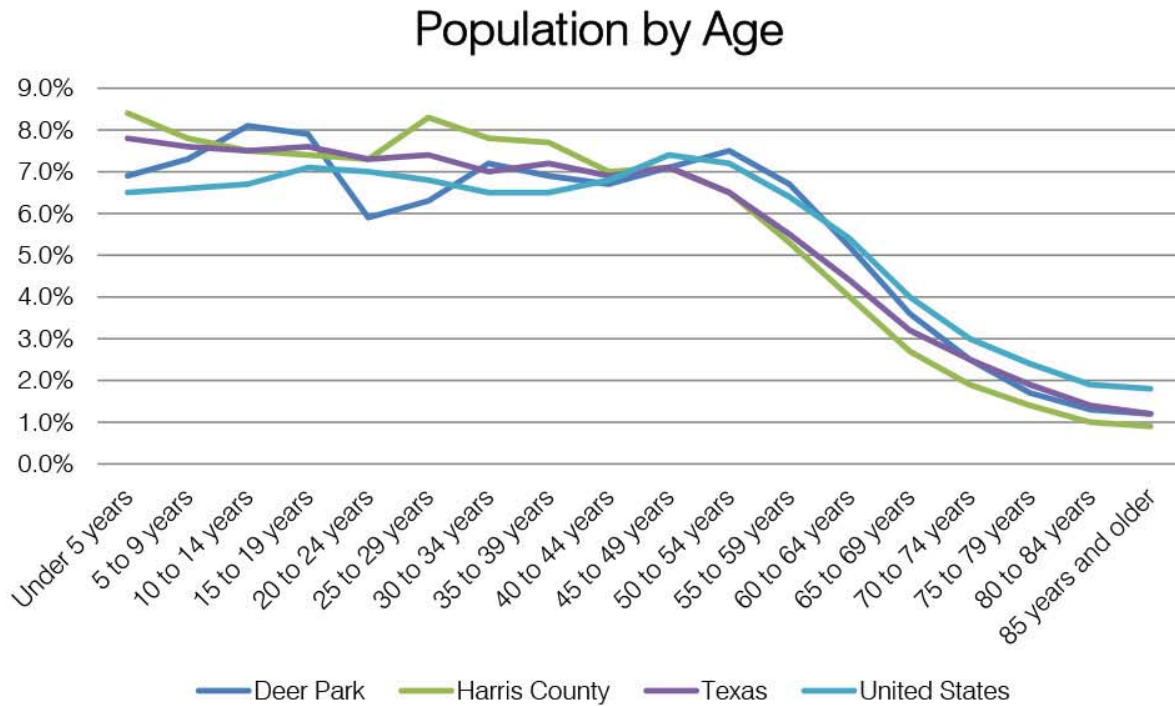
Deer Park Population Percentage Increase								
1940	1950	1960	1970	1980	1990	2000	2010	2013 est.
100	736	4,865	12,773	22,648	27,731	28,565	32,010	33,237
% change	636%	561%	162%	77%	22%	3%	12%	4%

Source: [www.census.gov](http://www.census.gov)

Deer Park has experienced moderate growth over the past century, as shown in the table above. The most rapid rate of growth occurred between 1940 and 1960. The lowest population growth experienced by Deer Park occurred between 1990 and 2000. During the 1990's, growth was somewhat stagnant at three percent then was more aggressive at the turn of the century at 12 percent, adding 3,445 more residents to the City by 2010. By the year 2020, Deer Park's population is projected to be over 34,000.<sup>21</sup> During the span of 70 years, Deer Park has grown from a population of 100 to over 33,000 residents.

It is beneficial for Deer Park to know about the age distribution of its population. That knowledge will provide insight into the types of facilities and services that may need to be provided, such as a senior citizens center, a new elementary school, etc.

<sup>21</sup> Geolytics, Inc.



	Deer Park	Houston	Harris County	Texas	United States
Under 5 years	6.9%	8.1%	8.4%	7.8%	6.5%
5 to 9 years	7.3%	7.2%	7.8%	7.6%	6.6%
10 to 14 years	8.1%	6.5%	7.5%	7.5%	6.7%
15 to 19 years	7.9%	6.8%	7.4%	7.6%	7.1%
20 to 24 years	5.9%	8.1%	7.3%	7.3%	7.0%
25 to 29 years	6.3%	9.5%	8.3%	7.4%	6.8%
30 to 34 years	7.2%	8.3%	7.8%	7.0%	6.5%
35 to 39 years	6.9%	7.3%	7.7%	7.2%	6.5%
40 to 44 years	6.7%	6.6%	7.0%	6.9%	6.8%
45 to 49 years	7.1%	6.5%	7.1%	7.1%	7.4%
50 to 54 years	7.5%	6.3%	6.5%	6.5%	7.2%
55 to 59 years	6.7%	5.4%	5.3%	5.5%	6.4%
60 to 64 years	5.2%	4.3%	4.0%	4.4%	5.4%
65 to 69 years	3.6%	3.0%	2.7%	3.2%	4.0%
70 to 74 years	2.5%	2.1%	1.9%	2.5%	3.0%
75 to 79 years	1.7%	1.6%	1.4%	1.9%	2.4%
80 to 84 years	1.3%	1.2%	1.0%	1.4%	1.9%
85 years and older	1.2%	1.1%	0.9%	1.2%	1.8%
Median Age	35.3	32.1	32.2	33.4	37.2

Source: [www.census.gov](http://www.census.gov)

## CHAPTER 7 - CHARACTERISTICS OF DEER PARK

The analysis of age composition and population characteristics can ensure that the Comprehensive Plan is tailored to meet Deer Park's needs for the future. The median age in Deer Park is 35.3 years compared to 32.1 years in Houston, 32.2 years in Harris County, 33.4 years in the state of Texas, and 37.2 years in the United States.

### Household Income

Household income levels can be an important factor in planning Deer Park's future. For example, income levels indicate to potential retailers whether or not Deer Park is a prime site to locate their business. This fact may influence the amount and type of retail that Deer Park could support. Also, income is a major determining factor for homeownership; a high level of homeownership is generally seen as a positive characteristic for a community. Income levels are an issue that can play a role in the size, type, and quality of residential development a community attracts.

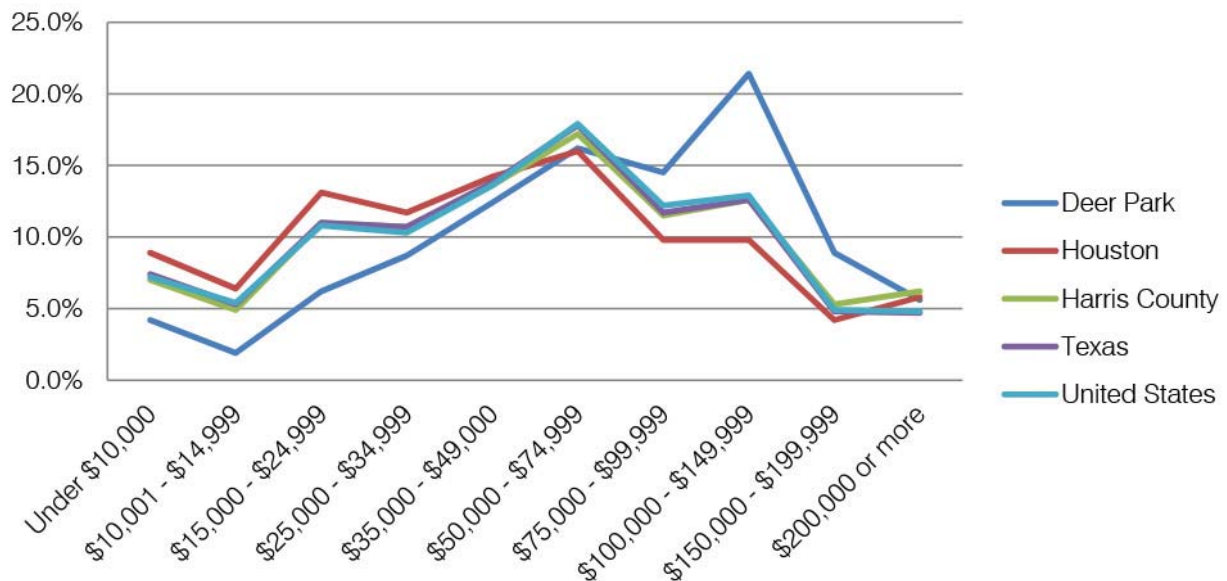
The table below shows income data for the City of Deer Park, the City of Houston, Harris County and the state of Texas for 2010 and 2013, as reported by the 2010 U.S. Census and the 2013 American Fact Finder. This table allows for comparison of local citizens' income to other areas. The largest percentage of households in 2013 in Deer Park, specifically 21.4 percent, earned between \$100,000 and \$149,999 annually.

Household Income ( 2010 US Census and 2013 American Community Survey)								
	Deer Park		Houston		Harris County		Texas	
	2010	2013	2010	2013	2010	2013	2010	2013
Under \$10,000	3.5%	4.2%	8.7%	8.9%	6.9%	7.0%	7.7%	7.4%
\$ 10,001 to \$ 14,999	2.7%	1.9%	6.7%	6.4%	5.2%	4.9%	5.7%	5.3%
\$ 15,000 to \$ 24,999	5.7%	6.2%	13.5%	13.1%	11.3%	11.0%	11.4%	11.0%
\$ 25,000 to \$ 34,999	8.6%	8.7%	12.6%	11.7%	11.2%	10.7%	11.1%	10.7%
\$ 35,000 to \$ 49,000	12.3%	12.4%	14.7%	14.2%	14.1%	13.6%	14.3%	13.8%
\$ 50,000 to \$ 74,999	18.0%	16.2%	16.6%	16.0%	17.6%	17.2%	18.1%	17.8%
\$ 75,000 to \$ 99,999	15.1%	14.5%	9.4%	9.8%	11.6%	11.5%	11.7%	11.7%
\$100,000 to \$149,999	23.2%	21.4%	9.3%	9.8%	12.2%	12.6%	11.7%	12.6%
\$150,000 to \$199,999	7.2%	8.9%	3.7%	4.2%	4.8%	5.3%	4.1%	4.8%
\$200,000 or more	3.7%	5.6%	4.8%	5.8%	5.2%	6.2%	4.0%	4.7%
Median Household Income	\$73,820	\$75,603	\$42,962	\$45,010	\$51,444	\$53,137	\$49,646	\$51,900

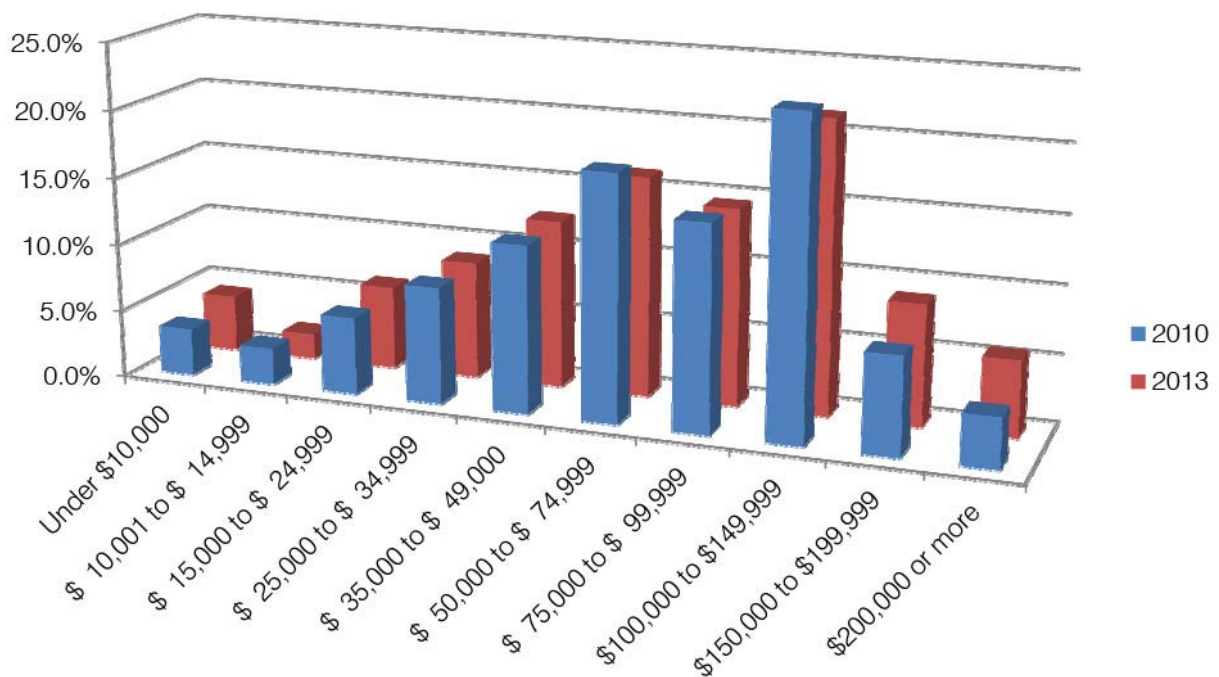
Source: [factfinder.census.gov](http://factfinder.census.gov)

Comparing the City of Deer Park to the City of Houston, Harris County and the State of Texas, leads to the fact that the City of Deer Park has a significantly lower percentage of households less than \$34,999. The data below also reveals that the percentage of Deer Park residents that were making \$75,000 to \$149,999 was greater than that of the County and the State in 2010 and 2013. Finally, the median income for Deer Park higher than that of the City of Houston, Harris County, the state of Texas, and the United States in both 2010 and 2013 by at least 42 percent.

### Household Income



### Deer Park Household Income from 2010 - 2013

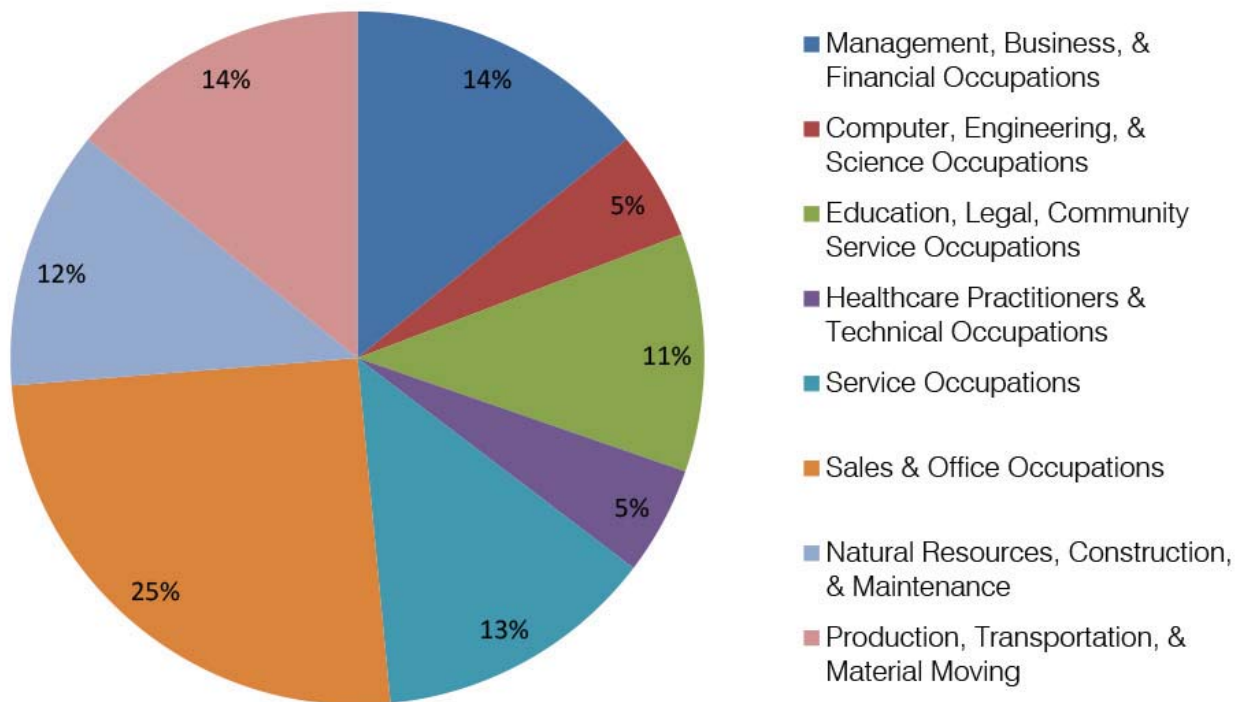


### Population by Occupation

Employment opportunities can affect the growth rate of Deer Park. These opportunities are important because they allow people to settle in Deer Park, establish their home and begin a life; employment makes this possible. If citizens cannot find work in an area, they are forced to move elsewhere, and to take their property and sales tax revenue with them. Cities are generally dependent on businesses to provide employment opportunities that in turn pay the citizens salaries and provide them with the ability to buy and sell goods, pay taxes, etc.

A review of the City's employment numbers by occupational category in the table below is one way of establishing what local employment trends are and on what types of occupations the area's employment is generally based. Together, the occupational categories of "Management, Business and Financial Occupations," "Sales and Office Occupations", and "Production, Transportation, and Material Moving" make up 53.1 percent of the jobs in the City. The "Service Occupations" category experienced the largest growth rate, increasing 2.5 percent from 10.5 percent to 13.1 percent, employing 2,000 people in 2013. All other categories, except "Service Occupations" and "Healthcare Practitioners and Technical Occupations", experienced a decline in their numbers and percentages.

### Occupation for the Employed Population over 16 years of age for Deer Park



Occupation for the Employed Population over 16 years of age for Deer Park								
	2010		2011		2012		2013	
Total employed over 16 years of age	15,449		15,549		15,537		15,404	
Management, Business, & Financial Occupations	2,353	15%	2,204	14%	2,060	13%	2,132	14%
Computer, Engineering, & Science Occupations	896	6%	924	6%	894	6%	703	5%
Education, Legal, Community Service Occupations	1,846	12%	1,870	12%	1,896	12%	1,760	11%
Healthcare Practitioners & Technical Occupations	534	3%	706	5%	720	5%	846	5%
Service Occupations (Fire, police, food prep, etc)	1,628	11%	1,621	10%	1,917	12%	2,013	13%
Sales & Office Occupations	3,999	26%	4,168	27%	3,922	25%	3,925	25%
Natural Resources, Construction, & Maintenance	1,937	13%	1,939	12%	2,088	13%	1,905	12%
Production, Transportation, & Material Moving	2,256	15%	2,117	14%	2,040	13%	2,120	14%

Source: [factfinder.census.gov](http://factfinder.census.gov)

The City's location along State Highway (SH) 225 makes the city ideal for workers in the port and energy sectors, with easy access to jobs in the industrial districts north of SH 225, Baytown and the Port of Houston facilities located both east and west of the city.

The stable population has delivered outstanding amenities for its residents as well, which will support the continued vitality of its housing market demand. Notably, DPISD is among the best in the state. The City of Deer Park owns and hosts a diversity of recreational activities and facilities found normally only in much larger cities—19 city parks, vibrant youth activities, and an active theater and theater community.

Another way to classify and analyze employment is by industry, as shown below, which contains information on industry for Deer Park as well as for Harris County and the State of Texas. The "Education services, Healthcare, Social Assistance" industry employed the largest portion of Deer Park's work force at 22.5 percent or 3,466 people with the "Manufacturing" industry second highest percentage of the workforce at 17.33 percent or 2,659 people. This is significant in that the percentage of people that work in the "Manufacturing" industry is 8 percent more than Houston, 6.6 percent more than Harris County and almost double the State's percentage. "Education services, Healthcare, Social Assistance" is the industry that employed the largest percentage of people in Deer Park, Houston, Harris County, and the State of Texas. It can be assumed therefore that the "Education services, Healthcare, Social Assistance" industry is generally a more important factor for the local and regional economy than for Texas. The third largest industrial category for Deer Park and County is "Professional, Scientific, Management, Administrative, Waste Management Services", while this category was the largest employer for Houston and Harris County.

Employment by Industry (2013 American Fact Finder)								
	Deer Park		Houston		Harris County		Texas	
	#	%	#	%	#	%	#	%
Agriculture, forestry, fishing, hunting, mining	217	1.41%	26,859	2.64%	57,312	2.91%	359,977	3.11%
Construction	1,714	11.13%	103,135	10.14%	188,138	9.55%	914,460	7.90%
Manufacturing	2,659	17.26%	94,333	9.28%	210,610	10.69%	1,083,079	9.36%
Wholesale Trade	541	3.51%	33,578	3.30%	72,971	3.70%	347,982	3.01%
Retail Trade	1,090	7.08%	108,156	10.64%	213,059	10.81%	1,345,939	11.63%
Transportation, warehousing, utilities	797	5.17%	56,291	5.54%	122,317	6.21%	629,548	5.44%
Information	88	0.57%	14,456	1.42%	28,089	1.43%	213,097	1.84%
Finance, insurance, real estate	691	4.49%	59,820	5.88%	114,049	5.79%	769,050	6.65%
Professional, scientific, management, administrative, waste management services	1,755	11.39%	142,287	13.99%	255,619	12.97%	1,251,791	10.82%
Educational services, health care, social assistance	3,466	22.50%	195,206	19.20%	373,783	18.97%	2,514,011	21.73%
Arts, entertainment, recreation, accommodations, food services	966	6.27%	94,301	9.27%	165,027	8.37%	1,001,258	8.65%
Other services – not public administration	940	6.10%	62,899	6.19%	116,439	5.91%	621,998	5.38%
Public Administration	480	3.12%	25,559	2.51%	53,128	2.70%	516,851	4.47%

Source: [factfinder.census.gov](http://factfinder.census.gov)

## Existing Land Use Characteristics

Population growth, housing needs, economic trends and the regulatory environment have resulted in direct changes to Deer Park. An examination of existing land use patterns provides a base for the Future Land Use Plan.

An evaluation of the land uses that presently exist within Deer Park is critical to the formulation of its Comprehensive Plan. It is the type and location of the existing land uses which provides the starting point for the Comprehensive Plan and the basis for the formulation of workable zoning regulations to protect such existing uses. In addition, the identification and examination of the existing land uses and corresponding development of zoning regulations also serves to encourage additional economic expansion within the City through development of future land uses which are compatible with such regulations. Land use should not be confused with zoning.

The Harris County Appraisal District (HCAD) maintains a Geographic Information System (GIS) database for generalized land use in Deer Park and other cities within Harris County. This GIS database is a general representation of how land is being used and is broken down into various land use categories. The database is parcel specific: i.e., each property is assigned one use for the entire area of the property. These categories include: single family residential, multifamily residential, commercial, industrial, office, public/institutional, parks/open space, transportation/utilities, and vacant/underdeveloped land. The location of these categories is illustrated in the Deer Park Land Use 2014 Map and the area of each category is

shown in the table below. The data provided by HCAD assists the community in evaluating the types of land use and the corresponding values. It is also critical to helping to make policy decisions for the local ordinances and changes for zoning designations.

	# of Parcels	D/U	SF	AC	Total Market Value	% of Land	Cost per	Unit
Single Family	9,748	9,748	92,042,280	2,113	\$1,368,862,891	40%	\$140,425	per unit
Multifamily	39	2,521	7,666,560	176	\$ 89,938,704	3%	\$ 35,676	per unit
Commercial	236		16,988,400	390	\$ 162,660,139	7%	\$ 9.57	per SF
Industrial	227		28,662,480	658	\$ 291,893,397	13%	\$ 10.18	per SF
Office	52		4,051,080	93	\$ 39,130,423	2 %	\$ 9.66	per SF
Public/ Institutional	238		37,243,800	855	N/A	16%	N/A	
Vacant/ Underdeveloped	194		15,463,800	355	\$ 32,058,433	7%	\$ 2.07	per SF
Parks/ Open Space	68		12,327,480	283	\$ 17,500,351	5%	\$ 61,839	per AC
Transportation/ Utilities	54		13,764,960	316	\$ 12,699,842	6%	\$ 0.92	per SF
<b>TOTAL</b>	<b>10,856</b>	<b>12,269</b>	<b>228,210,840</b>	<b>5,239</b>	<b>\$2,014,744,180</b>	<b>100%</b>		

Source: HCAD 2014

## *Residential Land Uses*

- Single-Family Residences - One-family dwellings and related accessory buildings
- Two-Family Residences - Duplex/town home dwellings and related accessory buildings
- Multiple-Family Residences - Apartments, rooming houses & related buildings
- Manufactured Homes - A manufactured home located on a lot or parcel and used as a dwelling

## *Commercial and Retail Uses*

Commercial amusements, building materials yards, automobile garages and sales lots, automobile body repair, warehouses, telecommunications and broadcasting towers (and related facilities), wholesale establishments, sale of used merchandise, welding shops. Commercial also includes retail stores, restaurants, shops and personal service establishments, shopping centers, service stations and any associated off-street parking facilities

## *Industrial Land Uses*

Processing, storage, light fabrication, assembly and repairing (operation and storage mainly contained within a structure), manufacturing, or other enterprises with significant external effects (operation and storage may or may not be contained within a structure)

## *Office Land Uses*

Professional and administration offices, including doctors, lawyers, dentists, real estate, architects, accountants, and secretarial service

## *Public/Institutional Land Uses*

Public, Semi-Public schools, churches, cemeteries, hospitals, police, fire, libraries, public buildings, etc.

### *Vacant/Undeveloped Land*

Land that has no readily visible or apparent use

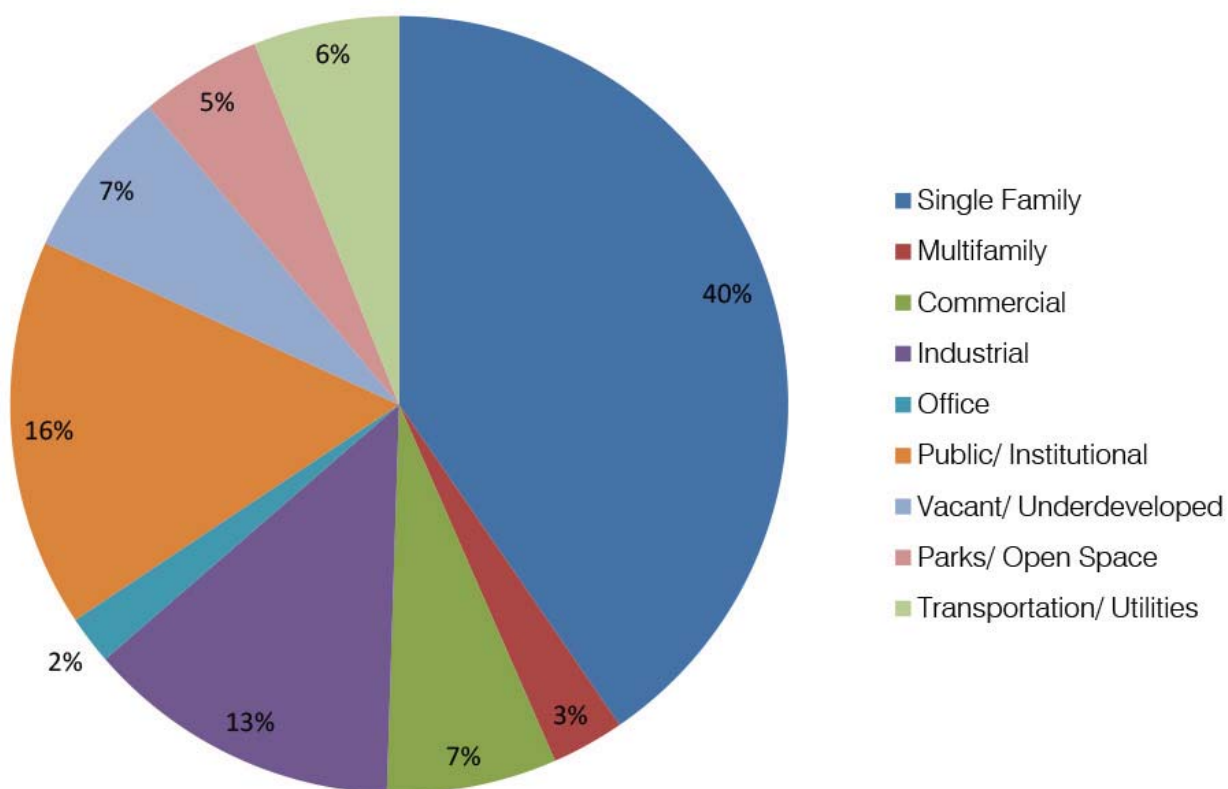
### *Parks & Open Spaces*

Parks, playgrounds and public open space

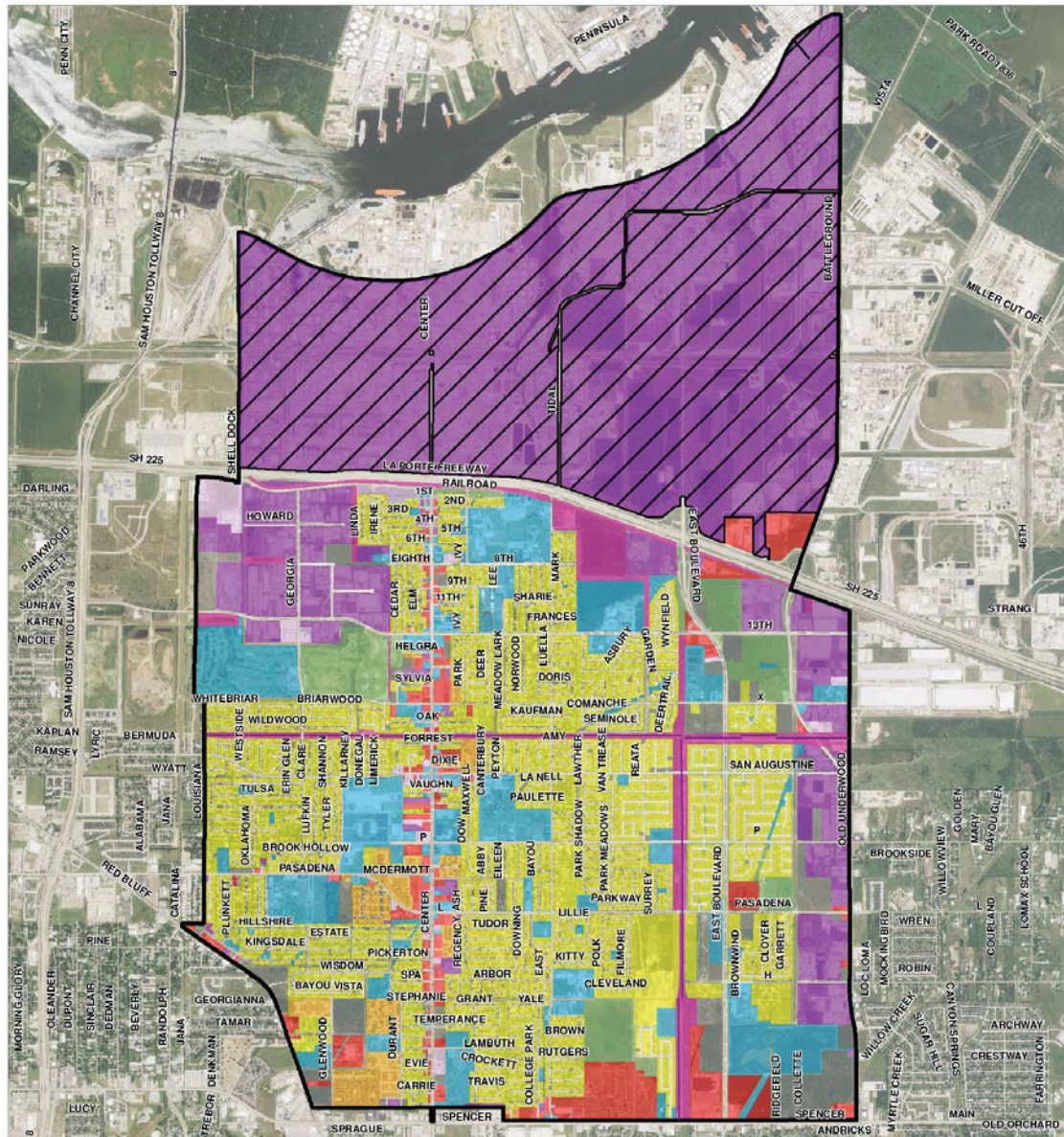
### *Transportation/Utility Land Uses*

Private streets and alleys, land that is dedicated as utility corridors, railroads, detention ponds, etc.

### Land Use Percentage by Type



# CHAPTER 7 - CHARACTERISTICS OF DEER PARK



Land Use	Number of Parcels	Dwellings/Units	% of Total Dwellings	Sqare Miles	Acres	Average Property Value	Total Market Value
Single Family Residential	9,748	9748	79.45%	3.30	2,113	\$140,425 / dwelling	\$1,368,862,891
Multi-family Residential	39	2521	20.55%	0.27	176	\$35,676 / unit	\$89,938,704
<b>Total</b>		<b>12269</b>	<b>100%</b>	<b>0.00</b>			
Commercial	236			0.61	390	\$9.57 / sq ft	\$162,660,139
Industrial	227			1.03	658	\$10.18 / sq ft	\$291,893,397
Industrial District	146			6.33	4,052	\$13.02 / sq ft	\$2,298,952,350
Office	52			0.15	93	\$9.64 / sq ft	\$39,130,423
Public/Institutional	238			1.34	855	\$0 / sq ft	\$0
Vacant/Underdeveloped	194			0.55	355	\$2.07 / sq ft	\$32,058,433
Parks/Open Space	68			0.44	283	\$61,743 / per acre	\$17,500,351
Transportation/Utilities	54			0.49	316	\$0.92 / sq ft	\$12,699,842
<b>Totals</b>				<b>14.52</b>	<b>9,292</b>		<b>\$4,313,696,530</b>

SOURCES: HCAD, 08-30-2014; H-GAC Staff/May, 2014; NAPA AERIAL, 2012

### Key Characteristics of Deer Park's Existing Land Use

It will be important for Deer Park's Future Land Use Plan to take into account existing land use characteristics. Following are the most notable characteristics of the City's existing land use pattern:

- Single-family is the predominate land use within the City. The majority of the new residential development is occurring in the eastern and southeastern area of Deer Park; more specifically, east of East Boulevard and south of Pasadena Boulevard.
- Medium density land use account for a small percentage of the residential land use in Deer Park.
- Development is most intense along the following roadways: Center Street and Spencer Highway
- The City has a large amount of park and open space land, but the allocation is below the recognized national park standards established by the National Recreation and Park Association (NRPA).

### Existing Housing Characteristics

Housing is an important characteristic in any community. It is a characteristic that influences people's perception of Deer Park, perhaps more than any other. The only exception to this would be the school district those homes are zoned to. One primary concern is the variety of housing stock. It is important that Deer Park continues to provide well-maintained neighborhoods; this reflects lower levels of health, economic, and social problems than those levels found in blighted communities.

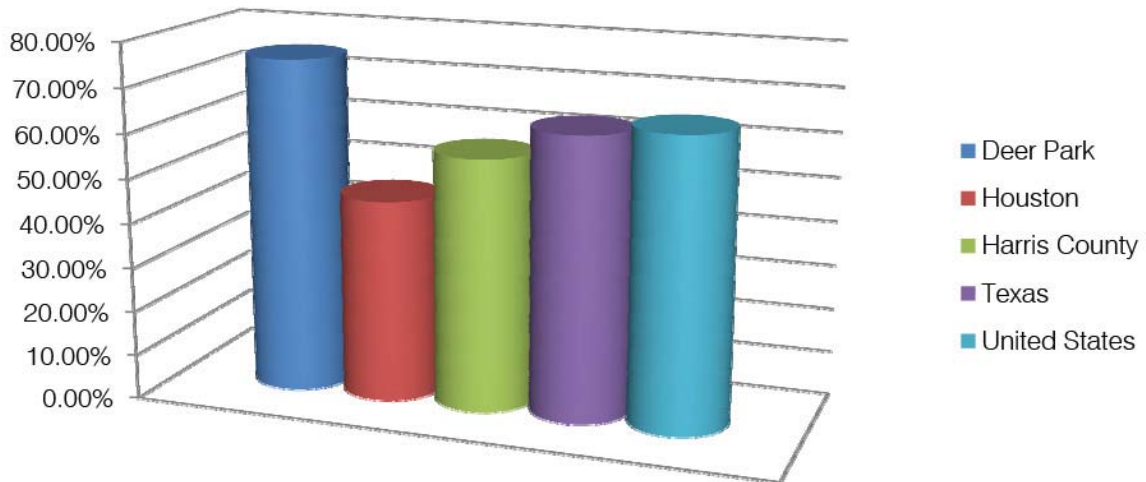
There are many factors relating to quality of the existing housing stock that should be considered when estimating future housing requirements. The condition and the age of a structure are two physical characteristics that reflect the present quality of housing and other characteristics such as tenure, length or residency, persons per household, and affordability also indicate the general status of the housing supply.

Deer Park has an extremely high percentage of residents that have lived in the same home for over one year. The City has over 85 percent of the residents as long term residents in the same home versus 82 percent for the State of Texas. The homeownership rate is higher than the state average topping out at over 75 percent of home ownership versus 63 percent in the State of Texas. This stable home ownership rate is a reason for the City of Deer Park to evaluate the zoning categories and other options for the growth of new residential options. A significant element of stable housing for any community is the quality of the education provided by the local school district. DPISD has a positive impact on the community in many ways. Job growth is a second element of strong housing. Deer Park is geographically poised to continue to benefit from Ship Channel industries and related plants, both located within Deer Park Special Districts, in East Harris County and Western Chambers County. Job growth and excellence in education options are powerful partners for a community to continue to grow and prosper. Deer Park has both partners and more. The city has developed as primarily as a residential community with both single family and multifamily residents.

Homeownership rate (2009 to 2013)					
	Deer Park	Houston	Harris County	Texas	United States
Homeownership rate	75.3%	45.4%	56.5%	63.2%	64.9%

Source: [www.census.gov](http://www.census.gov)

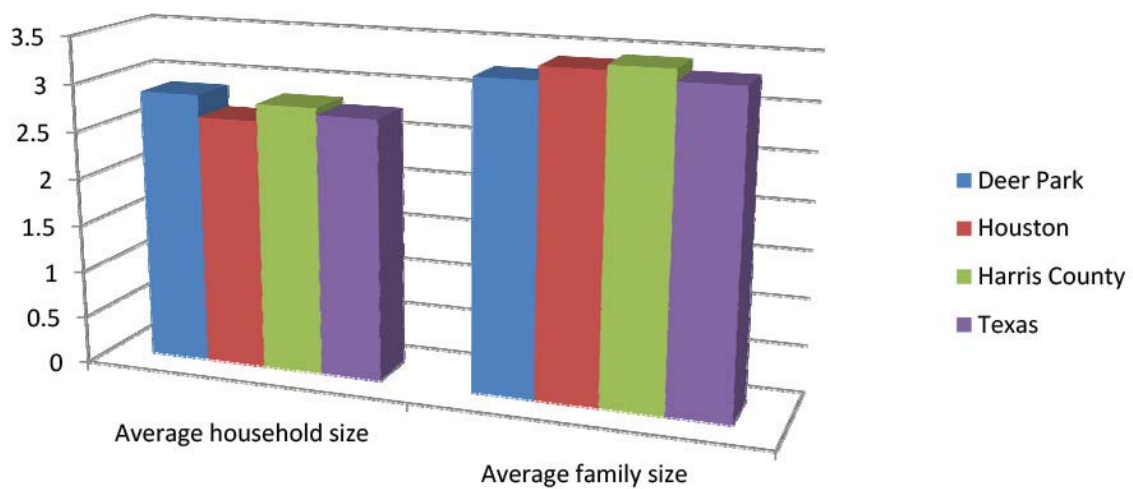
## Homeownership Rate



Size of Families and Households (2010 US Census)					
	Deer Park	Houston	Harris County	Texas	United States
Average household size	2.87	2.64	2.82	2.75	2.58
Average family size	3.24	3.38	3.43	3.31	3.14

Source: [www.census.gov](http://www.census.gov)

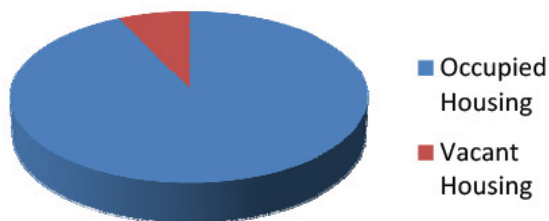
## Size of Families and Households



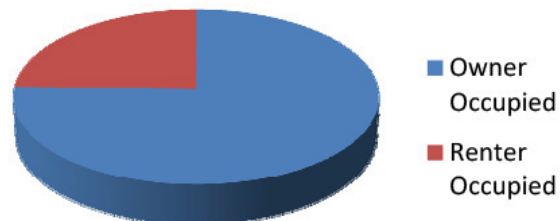
Housing Trends (2013 American Community Survey)				
	Deer Park	Houston	Harris County	Texas
Occupied Housing	92.9%	86.1%	88.7%	88.2%
Vacant Housing	7.1%	13.9%	11.3%	11.8%
Homeowner Vacancy Rate	1.8%	2.4%	2.0%	2.0%
Rental Vacancy Rate	10.4%	12.3%	11.6%	9.2%
Owner Occupied	75.3%	45.4%	56.5%	63.3%
Renter Occupied	24.7%	54.6%	43.5%	36.7%
Median Value Owner Occupied	\$133,400	\$123,900	\$131,400	\$128,900
Median Cost of Rent for all rental property	\$972	\$848	\$880	\$851

Source: [factfinder.census.gov](http://factfinder.census.gov)

### Vacancy of Single Family Housing



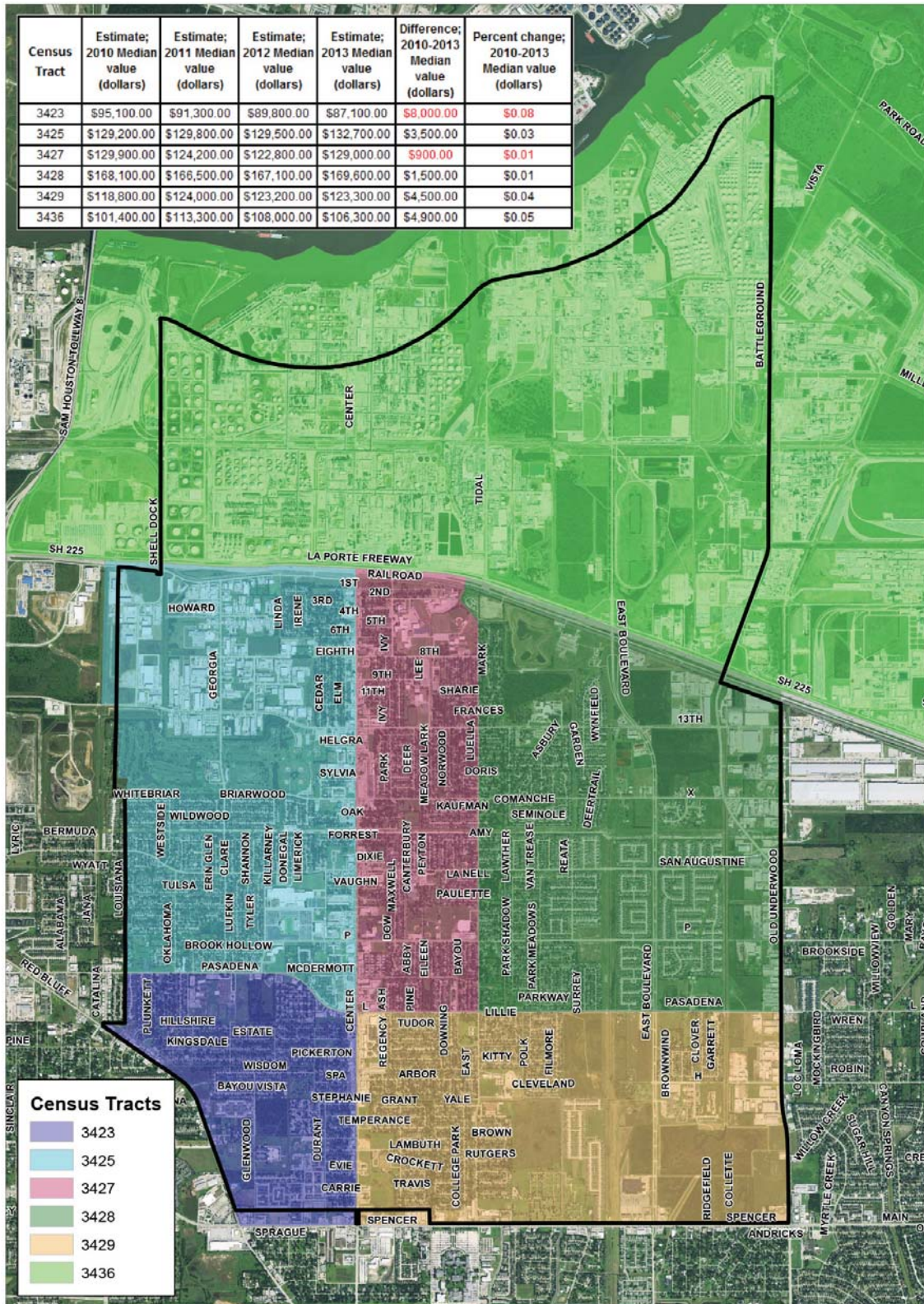
### Owner Occupied versus Renter Occupied



From a planning perspective the difference between the six Census Tracts provides leading housing value information that can inform public policy decisions and ordinances. For the purpose of the Comprehensive Plan, the adjusted 2012 U.S. Census data has been used. Deer Park has 10,883 dwelling units of which 8,192 are owner occupied and 2,691 dwelling units are rental.<sup>22</sup>

As in all community's the single-family housing units are distributed throughout the city limits. The U.S. Census has tracked the housing values by Census Tract since 2010. Older sections of the community have home values of \$129,000 per home and other areas show residential property values over \$167,000. The ability to review the zoning categories and home values by Census Tract will yield data that can be used to inform the Comprehensive Plan goals and objectives as well as appropriate zoning ordinance amendments to achieve those Comprehensive Plan goals.

<sup>22</sup> <http://factfinder.census.gov/>



## Home Value Analysis by Census Tract

Census Tract	Estimate; 2010 Median value (dollars)	Estimate; 2011 Median value (dollars)	Estimate; 2012 Median value (dollars)	Estimate; 2013 Median value (dollars)	Difference; 2010-2013 Median value (dollars)	% change; 2010-2013 Median value (dollars)
3423	\$ 95,100.00	\$ 91,300.00	\$ 89,800.00	\$ 87,100.00	<b>-\$ 8,000.00</b>	<b>-\$ 0.08</b>
3425	\$ 129,200.00	\$ 129,800.00	\$ 129,500.00	\$ 132,700.00	\$ 3,500.00	\$ 0.03
3427	\$ 129,900.00	\$ 124,200.00	\$ 122,800.00	\$ 129,000.00	<b>-\$ 900.00</b>	<b>-\$ 0.01</b>
3428	\$168,100.00	\$ 166,500.00	\$ 167,100.00	\$ 169,600.00	\$ 1,500.00	\$ 0.01
3429	\$ 118,800.00	\$ 124,000.00	\$ 123,200.00	\$ 123,300.00	\$ 4,500.00	\$ 0.04
3436	\$ 101,400.00	\$ 113,300.00	\$ 108,000.00	\$ 106,300.00	\$ 4,900.00	\$ 0.05

Source: [factfinder.census.gov](http://factfinder.census.gov)

The ability for the City of Deer Park to parlay this stable housing into renovated housing as well as new construction options for underdeveloped or vacant land can also be supported by a 2009 National Home Building Association (NHBA) report. NHBA estimates the construction of 100 new homes in a one-year local impact in a typical metro area would yield the following estimated financial benefit; adjusted for Deer Park to only 25 homes with an average value of \$165,000:

- A. \$2.5 million in local income;
- B. \$388,000 million in taxes and other revenue for local governments; and
- C. 39 local jobs

Assumptions for NHBA study were based on home values of \$321,000; this model was adjusted for Deer Park average home values of \$165,000 for new construction of a single-family home in keeping with Census Tract 3428.

These projected regional values for local impacts, representing income and jobs for local residents, and taxes (and other sources of revenue, including permit fees) for all local jurisdictions within the metro area, not just Deer Park. There are also one-year impacts that include both the direct and indirect impact of the construction activity itself, and the impact of local residents who earn money from the construction activity spending part of it within the local area.<sup>23</sup>

There are similar benefits to new multifamily construction or remodeling of existing multifamily dwelling units on a community. According to the adjusted 2012 American Community Survey (ACS), Deer Park has an estimated 2,244 multifamily dwelling units primarily located in approximately 11 apartment communities with an average property value, accordingly to HCAD, of less than \$37,000 per dwelling unit. These 2,244 units include duplex and triplex units primarily located in Zoning Ordinance Article IV, Residential Districts. The average value of \$37,000 per dwelling unit is far below the value of replacement costs per unit and begs the question if upgrading the multifamily housing stock can improve the area as well as improve the property tax collections. In addition, the 2012 data also reports 832 vacant housing units which also become targets of opportunity for renovation and revitalization or analysis for a different zoning designation.

Census Tract 3425 and 3427 have lower residential property values and would be candidates for redevelopment, renovation, or remodeling, thus yielding higher real property tax revenues for the City. Residential remodeling has a similar benefit to the local and regional economy as documented by the NAHB

<sup>23</sup> <http://www.nahb.org>

2009 study for new construction of single-family homes. It is not possible to create a comparison on the potential remodeling values as the NAHB study widely varied between increased home values post renovation that would exceed new construction values for Deer Park. The data does support that the housing inventory within Deer Park in Census Tracts 3425 and 3427 could become ideal candidates for a program of new housing stock or remodeling opportunities for the community in support of the job growth for the Ship Channel industries. These opportunities are further supported by Toni Nelson, Director of Strategic Initiatives for Houston-based Better Home and Gardens Gary Greene Realty, one of the biggest realtors in Houston, who has gone on record to state, “the growth of median home values is driven by home building activity and rehabilitation of existing housing stock for resale”. Deer Park has an extraordinary opportunity to improve local housing stock through revitalization of existing housing stock; both older single-family zoned areas as well as infill new single-family development. In addition, some of the geographic areas currently zoned for residential could become zoned to a higher and better use, such as commercial zone as identified by the Stakeholder Committee for certain properties contiguous to Center Street where homes are primarily rental and not owner occupied allowing the frontage of properties along Center Street to be more developable for contemporary retail uses.

A cursory review of the Census Data by category illustrate that 18.6 percent of the households are over 65 years of age with another 18 percent of the population as single householders. So a total of 36 percent or over one third of the population by households may not need or want a large lot suburban home. The table below summarizes the households by type.

## Households by Type

Subject	Total			
	Estimate	Margin of Error	% of Total Households	Margin of Error
Total Households	10,896	+/- 265		
Family Households (families)	9,010	+/-228	82.7	+/-2.4
With own children under 18 years	4,238	+/-256	38.9	+/-2.4
Married-couple family	6,839	+/-274	62.8	+/-2.8
With own children under 18 years	2,926	+/-260	26.9	+/-2.5
Male householder, no wife present, family	717	+/-234	6.6	+/-2.1
With own children under 18 years	423	+/-187	3.9	+/-1.7
Female householder, no husband present, family	1,454	+/-270	13.3	+/-2.5
With own children under 18 years	889	+/-207	8.2	+/-1.9
Nonfamily households	1,886	+/-284	17.3	+/-2.4
Householder living alone	1,644	+/-270	15.1	+/-2.2
65 years and over	562	+/-146	5.2	+/-1.3
Households with one or more people under 18 years	4,611	+/-248	42.3	+/-2.3
Households with one or more people 65 years and over	2,023	+/-174	18.6	+/-1.5

It is a widely held opinion that growth is not possible in Deer Park as it is land locked and completely built out. According to HCAD, October 2014, the vacant classification of HCAD, there is approximately 355 acres of vacant land, net of Ship Channel District properties. Those designated vacant parcels are not all zoned as residential uses. There is ample areas that could be redeveloped in the City to accommodate additional development or redevelopment which in turn can maintain the tax base for the city.

Of the 355 acres of vacant parcels only 36.51 acres are zoned for residential use. 90.44 acres of vacant land is located in the floodway and not buildable under the Deer Park ordinances. Floodplain designated land is buildable subject to modifications for base flood plain elevation. The net buildable acreage currently zoned for residential land uses is 264.42.

### Existing Zoning Characteristics

The State of Texas has established laws with regard to the way in which cities can ensure the health, safety and welfare of their citizens. State law gives municipalities the power to regulate the use of land, but only if such regulations are based on a plan. Specifically, the law states:

*The governing body of a municipality may adopt a comprehensive plan for the long-range development of the municipality...A municipality may define the relationship between a comprehensive plan and development regulations and may provide standards for determining the consistency required between a plan and development regulations.*<sup>24</sup>

The ability to zone property for certain uses is one of the most significant regulations in terms of land use management that a city has. It is important to document the types of zoning districts that have been established within Deer Park. It is through these zoning districts that the City can not only regulate land uses, but also, it is from this list of districts that the development community must choose when developing property within Deer Park.

### **Residential Districts**

#### *SF-1, Single-Family (Large Lot) District*

- Single-family detached dwellings on large lots
- Minimum lot size of 6,900 square feet
- Includes customary secondary uses

#### *SF-2, Single-Family (Medium Lot) District*

- Single-family detached dwellings on medium lots
- Minimum lot size of 5,000 square feet
- Includes customary secondary uses

#### *SF-3, Single-Family (Small Lot) District*

- Single-family detached dwellings on small lots
- Minimum lot size of 4,000 square feet
- Includes customary secondary uses

#### *TF, Two-Family District*

- One-family dwelling on a minimum lot size of 5,000 square feet
- Two-family dwelling on a minimum lot size of 7,000 square feet
- Includes customary secondary uses

## Current Zoning Districts in Deer Park

District Group Designation	District Symbol	District Name
Predevelopment	PD	Predevelopment District
Residential districts	SF-1	Single-Family District
	SF-2	Single-Family District
	SF-3	Single-Family District
	TF-1	Two-Family District
	MF-1	Multiple-Family Low Density District
	MF-2	Multiple-Family High Density District
	MP	Mobile Home Parks District
	PUD	Planned Unit Development District
Commercial	OP	Office and Professional District
	NS	Neighborhood Shopping District
	CS	Community Service District
	HS	Highway Service District
	GC	General Commercial District
Industrial districts	M-1	Industrial Park District
	M-2	General Industrial District
	M-3	Intensive Industrial District

### *MF-1, Multi-Family (Moderate Density) District*

- Townhouse individual lot minimum lot size of 2,500 square feet
- One-family dwelling on a minimum lot size of 6,000 square feet
- Two-family dwelling on a minimum lot size of 8,000 square feet
- Multi-family structures max height not to exceed one story as the principal building
- Maximum allowable density of a calculation of units x area per unit
- Also allows single-family and two-family dwelling units
- Includes customary secondary uses

### *MF-2, Multi-Family (High Density) Districts*

- Townhouse individual lot minimum lot size of 2,000 square feet
- One-family dwelling on a minimum lot size of 6,000 square feet
- Two-family dwelling on a minimum lot size of 7,000 square feet
- Multi-family structures max height not to exceed 35 feet
- Also allows single-family and two-family dwelling units
- Includes customary secondary uses

### *MP, Mobile Home Parks Districts*

- Mobile home park minimum lot size of 40,000 square feet
- One-family dwelling on a minimum lot size of 6,000 square feet
- Mobile home lot minimum lot size of 4,000 square feet
- Also allows single-family dwelling units
- Includes customary secondary uses

## **Non-Residential Districts**

### *OP, Office and Professional District*

- Professional office uses
- Also allows residential uses with provisions of SF-2
- Includes customary secondary uses
- Excludes retail, wholesale, or other general business uses

### *NS, Neighborhood Shopping District*

- Retail trade, administrative, and professional offices
- Allows for medical and general offices and related offices and/or facilities as well as convenience goods and services
- Max height of 35 feet

### *CS, Community Service District*

- Retail trade, administrative, and professional offices
- Allows for medical and general offices and related offices and/or facilities as well as convenience goods and services
- Service to the general public
- Includes customary secondary uses

### *HS, Highway Service District*

- Allows for motel and transient housing, medical and general offices and related offices and/or facilities
- Allows for convenience goods and services, shopping-type consumer goods, service stations, automobile sales and service, outdoor advertising, and mobile homes and trailers
- Allow for eating places with beer and wine and drive-in restaurants
- Includes customary secondary uses

### *GC, General Commercial District*

- Allows for medical and general offices and related offices and/or facilities
- Allows for convenience goods and services, shopping-type consumer goods, service stations, drive-in restaurants, local consumer services, and automobile sales and service
- Service to the general public
- Light specialized shops by special use permit

### *M-1, Industrial Park District*

- All industrial Group D
- Allows for general offices and related offices and/or facilities
- Allows for service stations, drive-in restaurants, automobile sales and service, and mobile homes and trailers
- Max height 50 feet

### *M-2, General Industrial District*

- All industrial excluding Group D
- Allows for general offices and related offices and/or facilities
- Allows for service stations, automobile sales and service, and major commercial recreation facilities
- Allows for drive-in restaurants and taverns, nightclubs, and semiprivate clubs
- Allows for mobile homes and trailers
- Allows for billboards

### *M-3, Intensive Industrial District*

- All industrial
- Allows for shipping containers and shipping container storage yards and tank truck facilities
- Allows for general offices and related offices and/or facilities
- Allows for service stations, automobile sales and service and major commercial recreation facilities
- Allows for drive-in restaurants and taverns, nightclubs, and semiprivate clubs
- Allows for mobile homes and trailers
- Allows for outdoor advertising

### **PUD, Planned Development District**

- Unified development
- Encourage efficient and aesthetic use of the land
- Encourage the preservation of land
- Encourage the setting aside of land for schools and other public facilities

Deer Park's Zoning Ordinance currently contains many diverse districts from which the development community can choose. Implementation of many aspects of Deer Park's Comprehensive Plan will be dependent on the City's Zoning Ordinance and other regulations.

Some districts need to be combined while other districts should be removed all together. Based off the data collected from the Steering Committee Meetings and the Public Open House, there may be additional Districts added such as:

*TH, Townhome District*

- Town homes consisting of single-family attached or detached dwellings
- Minimum lot size of 2,500 square foot

*PH, Patio Home District*

- Patio homes consisting of single-family detached dwellings
- Zero-lot-line properties

*MX, Mixed-Use District*

- Allows for a mixture of commercial, multi-family, office, and retail in a single structure
- Allows for a reduced parking count

Change in name for two Districts include:

- Highway Services District to Highway District
- Mobile Home Parks District to Manufactured Home Parks District



# CHAPTER 8

## GOALS AND OBJECTIVES

### Community Vision

During 2014 Strategic Plan, a Vision Statement and Mission Statement were developed:

***Vision Statement*** – Deer Park is a vibrant, sustainable community; a safe place to work, play, and live, offering growth and opportunity to all residents and businesses.

***Mission Statement*** – The Mission of the City of Deer Park is to deliver exemplary municipal services that provide the community a high quality of life consistent with our history, culture, and unique character.

### Goals and Objectives

The Goals and Objectives should ensure that all elements of the built environment, including land use, transportation, housing, and infrastructure, work together to provide sustainable, green places for living, working, and recreation, with a high quality of life.

In a broad sense:

**Goals** are general statements concerning an aspect of the City's desired ultimate physical, social and/or economic environment. Goals set the tone for development decisions in terms of the citizens' desired quality of life.

**Objectives** express the kinds of action that are necessary to achieve the stated goals without assigning responsibility to any specific action.

The policies and recommendations related to these goals and objectives are contained within subsequent chapters of this Plan will help to clarify the specific position of the City regarding a particular objective, and will encourage specific courses of action for the community to undertake to achieve the applicable stated objective. The goals and objectives established herein relate to the recommendation chapters of Deer Park's Comprehensive Plan.

### **Historic Preservation**

**Goal:** Provide opportunities for preserving Deer Park's unique history through maintaining and enhancing historic areas.

**Objectives:**

- Establish incentives that would encourage developers to preserve and renovate significant structures that contribute to the historic character of Deer Park.
- Conserve, protect and enhance the cultural, historical, archaeological, and natural resources of the City of Deer Park.

### **Future Land Use**

**Goals:**

- Encourage the most desirable and efficient use of land while enhancing the physical and economic environment of Deer Park.
  - Elevate the community's quality of life to be a vibrant community of choice in which to live, work, and play.
  - Provide a broad range of retail, office, industrial, institutional, and residential uses.
  - Provide for a selected range of commercial facilities to serve the needs of local population.
-

- Maintain and enhance the City's local character and aesthetic value through land use planning.
- Encourage growth, quality development, and redevelopment within the city limits of Deer park in order to utilize existing infrastructure.

## *Objectives:*

- Ensure that the City's land use policies and Zoning Ordinance provisions include requirements for high quality new nonresidential development
- Ensure that land use policies are consistent with the objectives and encourage a balance of land uses such that there are adequate areas for nonresidential uses that will provide the essential tax base needed for the City to support existing and future residents.
- Ensure that the regulatory policies within the City's Zoning Ordinance and related map are consistent with current needs and desires.
- Increase enforcement of municipal codes and regulations pertaining to property maintenance, upkeep and appearance (e.g., mowing high grass and weeds, removal of clutter and inoperative vehicles, etc.).
- Encourage the removal of conflicting or undesirable land uses from residential areas through code enforcement and other means.
- Review, and if necessary revise, the City's Zoning Ordinance to ensure that high standards are required for new development, both residential and nonresidential along major thoroughfares and that there is adequate diversity provided for in terms of single-family density.

## **Housing**

### *Goals:*

- Promote the preservation, rehabilitation, and investment in the City's housing stock and neighborhoods.
- Promote multiple housing options for different types of individuals and families within Deer Park.
- Protect the integrity of existing and future neighborhoods by ensuring that existing neighborhoods are maintained to a high standard and by ensuring that new neighborhoods are initially developed to a high standard.

### *Objectives:*

- Ensure that the City's Zoning Ordinance provides for an adequate range of lot sizes for new development; maintain the majority of the City's current single family zoning districts.
- Review the City's policies related to multi-family housing, including zoning regulations, market need, potential effects on land use compatibility, traffic generation, and aesthetics.
- Ensure that there is adequate variety in terms of housing types within the City that will meet the housing needs of all income and age levels.
  - o Provide housing choice by encouraging housing of different types, size and tenure in suitable locations, at a range of prices within the reach of households of varying financial capacity.



## CHAPTER 8 - GOALS AND OBJECTIVES

- o Provide housing that allows people the opportunity to pursue goals related to family, work, education, creativity, recreation or other pursuits.
- Identify areas within the City that would be appropriate for gated communities and/or communities with zero-lot line residences in order to meet the needs of the local “empty-nester” population should those areas be redeveloped.
- Recognize the importance of existing older neighborhoods to the character of Deer Park by implementing policies, such as proactive code enforcement, that will support their long-term viability, marketability, and attractiveness.



source: senior-mercyridge.com

### Urban Design

*Goal:* High-quality urban design for all development, both public and private.

#### *Objectives:*

- Create a strong community image by enhancing the character of the built environment including building design and massing, signage, and planting.
- Consider the development of streetscape/urban design guidelines to enhance the community’s visual and aesthetic appeal, including guidelines pertaining to landscaping, signage, building facades, entryway treatments, special streetscape amenities, sidewalks, and screening in the public realm.
- Create gateways at principal entry points into the City of Deer Park, and develop a design theme that is used throughout the community to create a sense of unity, identity, and cohesion for both residents and visitors.
- Provide a transition between areas with different densities within the community.
- Encourage public/private participation and cooperation in beautification efforts. Explore assistance that may be available from private/volunteer groups to contribute to urban design-related projects and to help maintain enhanced public areas (*e.g., street medians, small landscaped areas, etc.*).
- Increase enforcement of municipal codes and regulations pertaining to property maintenance, upkeep and appearance (*e.g., mowing high grass and weeds, removal of clutter and inoperative vehicles, etc.*).



source: Center Street Master Plan

## Infrastructure

### Goals:

- Increase the reliability of the existing wastewater system and continually upgrade the aging facility and system.
- Maintain and update the public infrastructure for existing and future development and redevelopment.

### Objectives:

- Devise a plan to mitigate potential disasters that may jeopardize the reliability of the existing wastewater system.
- Examine potential environmental effects of a major break in the wastewater system and devise a response plan.
- Provide and maintain a high-quality public infrastructure that addresses the needs of the community, visitors, and businesses.
- Utilize professional expertise to develop a long-term infrastructure plan.
- Ensure that there is adequate water and wastewater available to serve future growth areas by studying the capacity of existing systems and the feasibility of expanding those systems.
- Encourage new and redevelopment to occur within areas that are already served by necessary public utility and infrastructure systems (*e.g., water supply, storm drainage, etc.*), or where systems can be realistically expanded.

## Transportation

### Goals:

- Develop and maintain a network of roads that meets the needs of all Deer Park residents and businesses in a safe and convenient manner.
- Provide an efficient, safe and connective transportation system that is coordinated with existing needs and redevelopment.

### Objectives:

- Maintain a grid of continuous and interconnected arterial, collector and local streets and lane-ways facilitating efficient movement by all modes of transportation.
- Develop a pedestrian-friendly, tree-lined, and bicycle-friendly system of streets that is well connected to public facilities, parks, commercial areas and surrounding communities when possible.
- Utilize the federal/state road and highway classification system for classifying existing and future roads in Deer Park.
- Limit points of ingress/egress on major roads by consolidating driveways.
- Work closely with regional transportation planning groups to ensure that regional transportation issues, especially those that directly affect Deer Park (*e.g., frontage roads*), are addressed with City input.



### Economic Development

#### Goals:

- Establish a comprehensive economic development policy and accompanying toolbox that can be used by the City to attract new industries, job creation, and support all related sustainable development including new development and redevelopment of housing, business creation, transportation, as well as parks and recreation improvements.
- Adopt an overall economic development policy for the City that also covers all applicable economic tools to support the Vision and Goals of the City including removal of slum and blight, improve community appearance and improve quality of life. The policy should be updated with each legislative session to remain valid and current. A concerted effort should be employed to obtain County support as well in the economic development partnership arena.

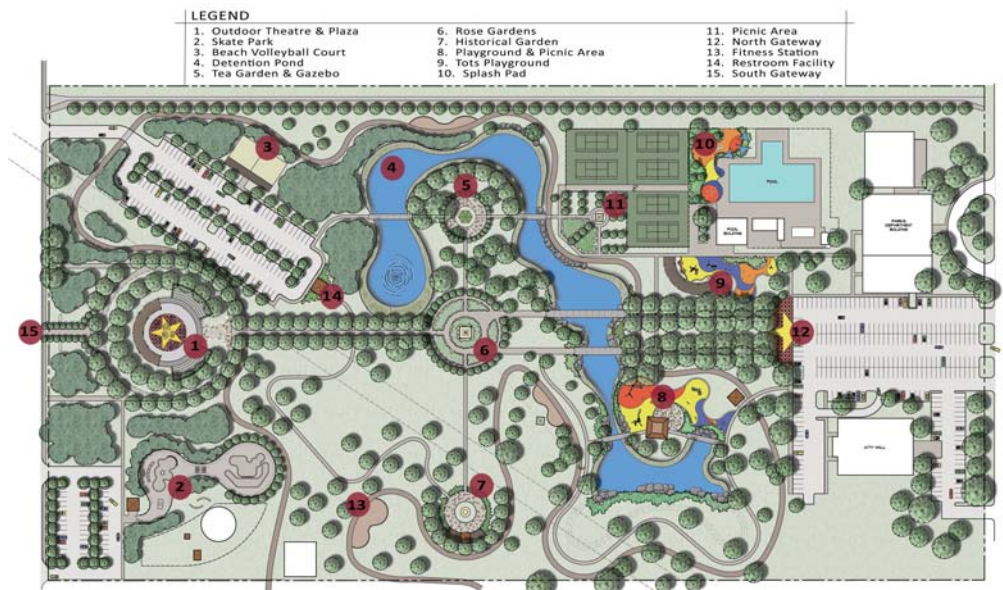
#### Objectives:

- Review Zoning Ordinance to focus hotel development in the northeast corner of Deer Park closer to the plants, and update Subdivision standards to better address issues with lighting, curb cuts, signage and buffering.
- Revisit City Charter guidelines on Economic Development to be more competitive with other Texas cities and determine if revisions are desired.
- Review IDA polices and ordinances to encourage new investment and expansion of the industrial district.
- Work on marketing, promotions, visitor center improvements, and special events to attract new tourism and meeting conventions.
- Review incentives offered under the Enterprise Program ordinance & propose revisions, if appropriate.
- Identify the economic development benefits of, and process necessary to, allow for off-premise beer and wine sale within the City of Deer Park.

### Parks and Open Space

#### Goals:

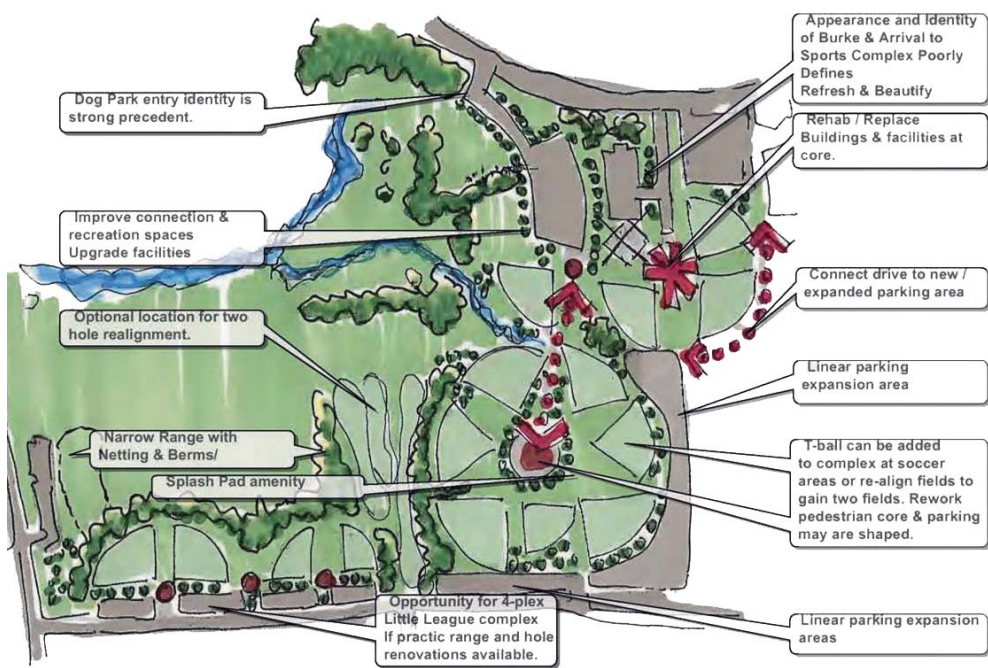
- Ensure that parks and related facilities are considered an integral part of the infrastructure of a city.
- Maintain, update, and enhance existing park and recreation facilities, providing quality resources for the citizens of the City of Deer Park.
- Ensure that park and recreation facilities are safe and easily accessible for all users.
- Conserve, protect and enhance the cultural, historical, archaeological, and natural resources of the City of Deer Park.
- Develop a comprehensive system of parks, trails, and open spaces that meet the needs of all age groups within Deer Park.



source: Dow Park Master Plan

## Objectives:

- Designate a Citywide trail system that connects parks, neighborhoods, municipal facilities, and schools, thereby creating a more pedestrian-friendly community.
- Require new residential development to incorporate pedestrian access through the new development and to adjacent areas, wherever applicable.
- Continue exploring new recreational and social opportunities for all age groups, especially for the younger age groups within Deer Park.
- Improve existing or create new playing fields that would better serve the needs of local and regional recreational organizations.
- Consider requiring park/open space dedication during the development review process; adopt a Park and Open Space Dedication Ordinance to achieve this.



source: 2013 Parks and Open Space Master Plan

- Work in conjunction with Deer Park ISD on park projects, including land acquisition, playgrounds, and maintenance.
- Create CIP Program to specifically fund the creation and maintenance of parks, trails, and open spaces.
- Maintain, update, and enhance existing park and recreation facilities, providing quality resources for the citizens of the City of Deer Park.
- Plan, develop, and construct diversified and balanced park and recreation facilities and programs based upon the needs of the community and surrounding areas.

## Community Facilities and Services

### Goals:

- Foster a positive, interactive relationship with the public, and encourage citizen involvement.
- Ensure that public services and facilities will adequately serve the needs of residents and businesses within the City of Deer Park, and that such services and facilities are adaptable to future growth.

### Objectives:

- Recognize that the quality of Deer Park ISD is related to economic development opportunities and the ability of the City to provide a positive employment base for its citizenry on an on-going basis.

- Ensure that there is sufficient police and fire protection for current residents, and ensure that the City remains aware of necessary increases in staff and/or related resources (e.g., police cars, fire engines, etc.) to enable such protection for future residents.
- Define standards for adequate response/service levels for public services and facilities, such as the following:
  - Municipal government
  - Police and fire protection
  - Recreational opportunities
  - Utilities/infrastructure and solid waste management
- Consider alternative staffing opportunities for fire crews to supplement the existing volunteers.

### **Intergovernmental Cooperation**

*Goal:* To development and address inter-local and cooperative agreements between the City, surrounding cities and organizations.

#### *Objectives:*

- Continue to foster & develop inter-local & cooperative agreements and inform City Council on all legislative issues pertaining to the City.
  - Identify current inter-local agreements (industry, County, EMS, area Police agencies, school districts, non-profits, TML Intergovernmental Employee Benefits Pool (*TML IEBP*), Coastal Barrier, neighboring cities), and current outreach efforts (Mayor's east end meetings, clergy at Council meetings, annual meeting with school district).
- Establish plan for Public Relations / Marketing Specialist.
- Foster a relationship and coordinate applicable City activities with Deer Park ISD.

### **Implementation**

*Goal:* Implement the recently completed Master Plans and further develop planning for long-range financial stability.

#### *Objectives:*

- Review the Comprehensive Plan before any new policies, variances and/or zoning changes are approved and adopted for consistency.
- Plan to hold elections that require municipal approval at the appropriate time to save time and resources.
- Develop long-range multi-year CIP to correspond to the five year budget plan.
- Update annually as part of debt issuance of the long term debt plan.
- Develop street maintenance / replacement program to be funded by sales tax.
- Evaluate stormwater fee as part of annual budget.



# CHAPTER 9

## FUTURE LAND USE

## CHAPTER 9 - FUTURE LAND USE

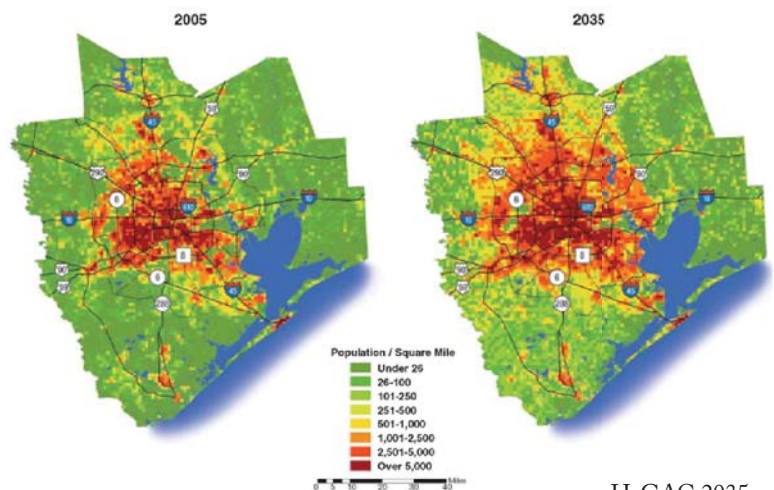
Land use defines a community's physical form and function and provides a framework for all infrastructure related decisions, including transportation, economic development, public utilities, community facilities, parks, and environmental protection. The Future Land Use Chapter of the Comprehensive Plan provides the critical foundation upon which all other elements are based. It includes a Future Land Use Map and related policies and actions to guide growth and development in a more compact and efficient pattern over the next 10 to 15 years. This chapter also includes a summary of existing land uses and zoning, future growth projections and development capacity.

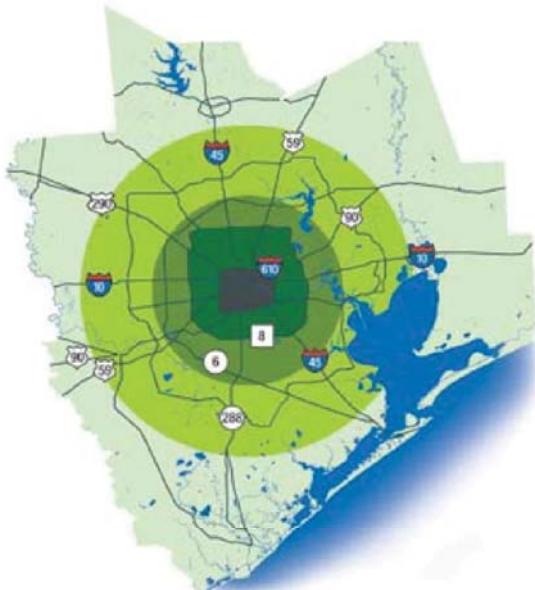
The Future Land Use Map combines analysis and vision to shape and direct future growth of the community. A good Future Land Use Map will address existing issues and concerns while anticipating the challenges of tomorrow. The Future Land Use Map reflects the future of Deer Park with consideration given to the vision, themes, and goals identified during Steering Committee Meetings and Public Meetings. The right of a municipality to manage and regulate land use is rooted in its need to protect the health, safety and welfare of local citizens. The first step in establishing the guidelines for such management and regulation is the Comprehensive Plan. Although it is one component of the Comprehensive Plan, the significance of the Future Land Use Map text and map cannot be overstated. Similar to the way in which a map serves as a guide to a particular destination, the Future Land Use Map should serve the City of Deer Park as a guide to its particular, unique vision for the future. Each mile driven that is represented on a map can also be compared to each individual decision that the City makes with regard to land use and zoning; these individual decisions can either lead to or detract from the City attaining its vision. In order to provide the most complete map possible, the Future Land Use Map establishes an overall framework for the preferred pattern based principally on balanced, compatible, and diversified land uses. The Future Land Use Map should ultimately be reflected through the City's policy and development decisions. It is important to note that the Future Land Use Map is not a Zoning Map, which legally regulates specific development requirements on individual parcels. The Zoning Map should, however, be guided by the Future Land Use Map.

Deer Park encompasses an area of 10.4 square miles in the incorporated area, with an additional 6.38 square miles located in its extraterritorial jurisdiction (ETJ). The City is compact and includes a land use pattern of single family subdivisions with corridors of commercial and industrial land uses. Due to the age of some of the subdivisions and the changing New Urbanist planning theories, the time is now for Deer Park to evaluate redevelopment opportunities that will continue to preserve and sustain the high-earner, stable ownership population, but also provide land use designations that could support senior housing as well as housing for young professionals that may not be able to afford the larger lot subdivision homes. In addition, some of the commercial land uses should be updated to allow a more urban land use pattern in support of the employment centers within and adjacent to the City such as mixed use centers.

### Projections

Estimates from the Houston-Galveston Area Council (H-GAC) indicate that the growth being experienced in Texas, and in particular within the Houston region, is expected to impact Deer Park as well. H-GAC estimates for the Regional Analysis Zone (RAZ) that includes Deer Park show dramatic increases in population and job growth. The graphic above illustrates the forecasted patterns of the regional growth. Deer Park recorded a population of 32,517 in 2013.





source: H-GAC 2035

The RAZ includes portions of Pasadena and La Porte, as well as unincorporated Harris County; however, Deer Park makes up more than half the area of the RAZ, and with more amenities than some of the surrounding areas, can be expected to absorb more than half of the growth.

H-GAC population estimates for Deer Park as released May 2014 is 33,237, an increase of 1,227 people since the 2000 Census. The current population reveals that family households total over 9,000 and fewer than 50 percent of those households, 4,238 households, have children less than 18 years of age. This type of data implies a young population with families; this data not only impacts the housing stock options but also park and recreation planning needs for the City. Job growth was estimated to grow by 73 percent. Much of this growth in the Deer Park area is expected because of shipping and oil production related jobs. The Port of Houston Authority expects its related industries will require upwards of 100,000 new workers in the next decade.

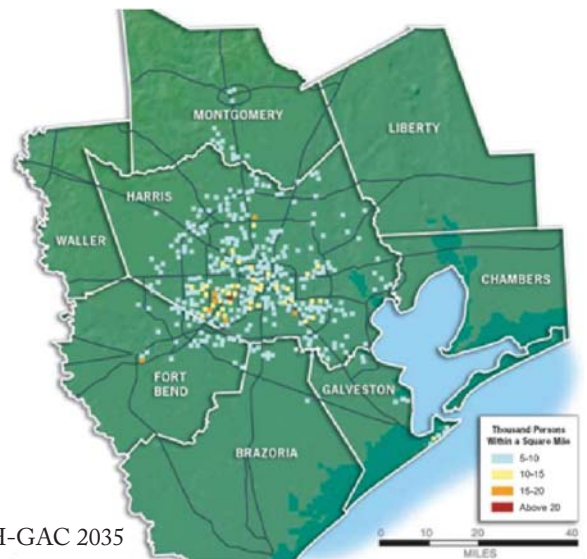
Deer Park is located in Zone 4 for population growth as illustrated in lime green to above. The region is literally growing concentrically off the loop major corridors outward from Houston. Deer Park is located adjacent to Zone 4 near the Sam Houston Parkway and extends from 20 to 35 miles from the Beltway. Projected population growth for Zone 4 is at 44 percent by 2035.

The exhibit below illustrates the high density population centers of 5,000 to 10,000 people in the vicinity of SH 225 and Deer Park in 2035. These growth projections provide opportunities for the City to evaluate the Zoning designations for various land uses to attract the type of growth potentially available to the City given its proximity to employment centers such as the Ship Channel industries and major thoroughfare corridors.

The ability to grow in population will be directly related to the creation of the Future Land Use Map for the Comprehensive Plan and the corresponding Zoning Map. If zoning categories and land use changes that could yield more residential growth. The current Zoning Ordinance has eight categories of residential land use options.

The shifting demographic and aging population suggests that other housing options should be explored for the community. The aging housing stock is not holding its value according to HCAD records and revitalization is one of the only options available to the City to stabilize property values as well as meet population projections.

For purposes of this chapter, the ETJ is not included in the discussion of Future Land Use Map. The Industrial District Contracts will in all likelihood be approved and those land uses within the boundaries of the contracts will be governed under the Agreement's terms.



source: H-GAC 2035

### The Balance of Land Uses – Location and Need

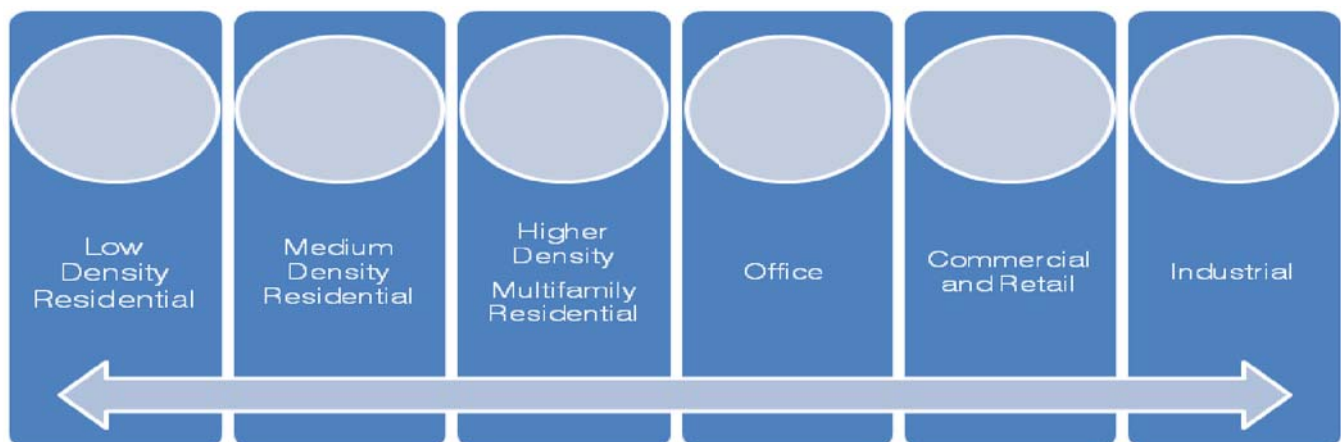
The various types of land use have different needs in terms of location. For example, residential areas should be designed to have minimal impact from major roadways, thereby preserving the integrity of local neighborhoods and ensuring the safety of local residents. In contrast, nonresidential uses should generally be located along major thoroughfares and at major intersections in order to allow them the highest visibility possible. The exception to this may be heavy commercial and industrial uses, which often have open storage areas and large warehouses that would not make a positive contribution to the way in which Deer Park is viewed from its major thoroughfares, such as SH 225, Center Street, and Spencer Highway.

Retail and some commercial land uses require locations that provide visibility, because these types of land uses often depend on “walk-in business” for success. Consequently, land along two of Deer Park’s major thoroughfares, Center Street and Spencer Highway, has been designated for and should be preserved for retail and limited commercial land uses. This is particularly recommended for retail and commercial land uses that are designed such that they are aesthetically pleasing. Conversely, most heavy commercial and industrial uses are not designed in such a way that are aesthetically pleasing, and therefore, these types of uses should not be located in areas visible from major thoroughfares. It is recommended these types of land uses remain in the Industrial District north of SH 225 and along Underwood Street.

The existing pattern generally supports these concepts of residential and nonresidential locations; the City has not historically had a policy on aesthetics for such uses. Nonresidential development is extremely important to the economic support of Deer Park; this importance will only increase with the increased needs of additional population.

### The Compatibility of Land Uses

Compatibility of land uses has long been an important consideration. In fact, zoning was originally recognized as a public, health, safety, welfare issue due to the need to separate incompatible land uses. An important consideration of the Future Land Use Map is to guide the allocation of land uses in a pattern that is intended to produce greater compatibility between the different types of land use. Office uses and small (*neighborhood*) retail establishments adjacent to residential uses create positive relationships in terms of compatibility; these are considered lower intensity land uses. There are many techniques, including buffering, screening, and landscaping, that can be implemented through zoning and subdivision regulation that would help increase compatibility between different land uses.



## Residential Land Uses

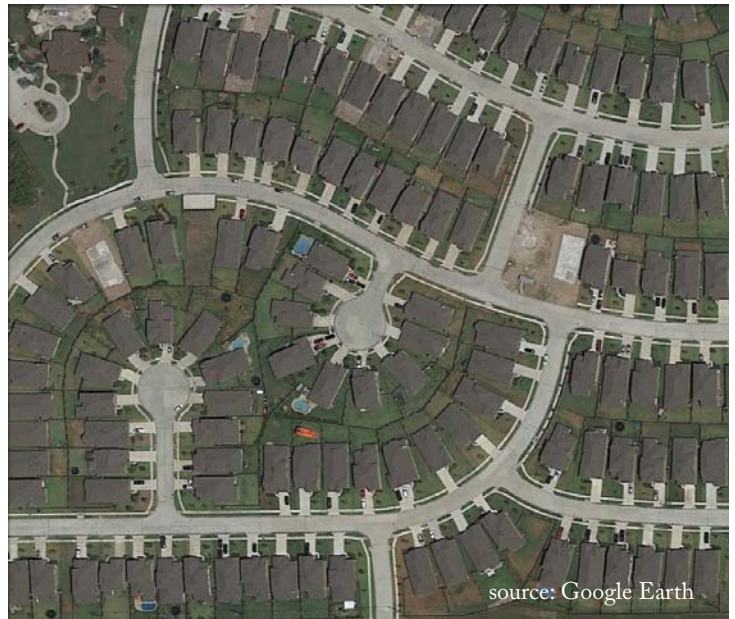
Residential is the predominate use within the City and is recommended within the Future Land Use Map to remain as is. It should be noted that low density residential land uses can be buffered from nonresidential uses with medium and high density residential land uses. The following sections discuss specific aspects of the recommended residential land uses within Deer Park.

### Low-Density Residential Land Use

This use is representative of traditional, single-family detached dwelling units. Of the residential categories, it is recommended that low density residential continue to account for the largest percentage. The areas designated for low density residential land use are generally not adjacent to major thoroughfares or incompatible land uses, and are in proximity to existing single-family residential land use. Although all single family areas have been labeled “low density”, the City should strive for a range of lot sizes to develop, and should reinforce this by providing a choice of several single-family zoning districts with various lot sizes in the Zoning Ordinance.

### Medium Density Residential Land Use

This category applies to some of the city’s older single family residential neighborhoods, along with newer small lot single family subdivisions and patio home developments. Medium density land uses often provide areas for “empty nesters” who may not want the maintenance of a large-lot single-family home, and for young families who may find a patio home or detached town home more affordable than a single-family home. It is anticipated that new areas for medium density land use will be developed in the future. The City should consider each proposed medium density development on its own merit, but also generally on the following:



- Patio homes and detached townhouses provide a buffer between single family land uses and higher intensity land uses, such as multifamily or nonresidential.
- Patio homes and detached townhouses provide a buffer between lower density single family land uses and major thoroughfares or collectors.
- Land proposed for development of patio homes and detached townhouses should be located along an arterial or collector roadway to handle the increase in traffic from lower density single family residential.

### Higher Density Residential Land Uses

This category applies to garden apartments, attached townhouses, condominiums, and suburban style apartment complexes. It would also apply to older neighborhoods with a mix of single-family and multi-family housing. There are very few higher density residential areas within Deer Park, and future areas that have been recommended for higher density are generally

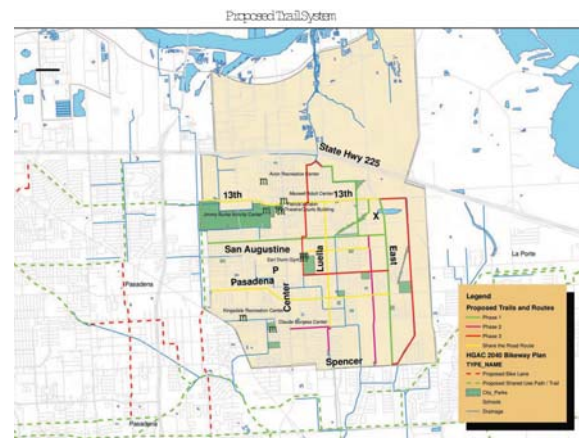
close to those existing areas. It should also be noted that medium density uses should also be permitted in any area designated for higher density use.

In order to ensure that multiple-family areas are designed to a high standard wherever they develop in the future, the City should consider incorporating the following guidelines into the Zoning Ordinance:

- The proposed multi-family tract should be adjacent to an arterial roadway to handle increased vehicular trips.
- All siding must be cement-based board, “Hardi-plank” or comparable cement fiber board products. No hardboard, vinyl or metal siding is allowed.
- If the tract is adjacent to single-family residential dwellings, transition areas (*greenspace, buffer areas, medium density development, etc.*) should be incorporated into the project.
- Based upon the density of the complex, an appropriate amount of usable open space should be required.

### Park & Open Space Land Uses

This land use designation is provided to identify all public parks and open spaces within Deer Park. A community’s park system is key to a high quality of life. The City has recognized this not only through its allocation of significant park areas, but also by the fact that a Parks, Recreation, and Open Space Master Plan for Deer Park has been approved and adopted by City Council and is incorporated as part of this Comprehensive Plan.



### Public/Institutional Land Uses

source: 2013 Parks and Open Space Master Plan

This land use designation is representative of uses that are educational, governmental or institutional in nature. Public/Institutional uses are generally permitted within any area; therefore, the areas shown on the Future Land Use Map include the related uses that are currently in existence. It is anticipated that there will be a need for additional public uses with future population growth. The City should remain aware of necessary increases in police and fire protection based on population growth and of potential needed increases in space and personnel for City administration. The Community Facilities and Services Chapter will address Deer Park’s current facilities and address public facilities needs based on the population projections.

### Non-Residential Land Uses

Generally, residents of a community should be able to live, work, and recreate all within the community itself; the existence of nonresidential uses allows this to occur. Not only is that a positive element of a community for residents, it is also a positive element for the community itself because of the tax base and revenue that is provided by nonresidential uses. Residents of Deer Park should not have to travel to the Clear Lake Area, Houston, Sugar Land and/or The Woodlands in order to meet their needs for employment, goods, or services; those needs should be met within the City. Therefore, there are several areas in the City that have been recommended for various types of nonresidential use, primarily depending on the area’s location and proximity to other types of land use. The following sections discuss specific aspects of the recommended nonresidential land uses within Deer Park’s city limits.

### Office Land Uses

This category should be applied primarily to frontage lots along major streets. Principal uses are office parks, free-standing office buildings or corporate headquarters, research and development uses, hotels, and ancillary service businesses and retail uses that support the office economy where housing is not considered an appropriate future land use. This category can also apply in appropriate locations to office-industrial hybrids such as light fabrication and assembly ancillary to an research and development use and office-distribution combinations.



source: martin-lide-architect.com

### Commercial and Retail Land Uses

Commercial uses often locate along major thoroughfares not because they need the visibility, as retail uses generally do, but because they need the accessibility. The challenge lies in the fact that commercial uses generally have a greater need for outside storage areas, and these areas tend to lessen the visual quality of major thoroughfares.

For areas in which commercial uses have been recommended and that are along Center Street, increased design related guidelines should be applied to future commercial development within close proximity. This could be done with an overlay district, and would help to ensure that these commercial uses do not detract from the positive aesthetic quality of Deer Park along this high-traffic thoroughfare. These guidelines should, at a minimum, require 1) open storage areas to be buffered and/or screened from public view, and 2) building facades to be of masonry material. The Urban Design Plan will further address these concepts for increased aesthetics. It should be noted that within recommended commercial areas, office uses and retail uses should be permitted as well. Commercial uses should be permitted within industrial areas, provided that they are buffered from less-intense uses properly and they follow the guidelines previously recommended.

Retail land uses areas are intended to provide for a variety of retail trade, personal, and business services and establishments.

source: bizjournals.com



Retail establishments generally require greater visibility than do other types of nonresidential land use such as office, and commercial. In response to this need, retail land uses have been designated in the higher traffic areas of Deer Park.

Center Street should serve as a commercial and retail corridor. Center Street has several small lots. This corridor is intended to support smaller retail establishments. This type of retail, which could be termed local retail, will primarily serve the needs of local residents. Generally, local retail uses draw from a service area radius of approximately three miles.

## CHAPTER 9 - FUTURE LAND USE

Examples of local retail uses include those described below within the neighborhood retail nodes discussion as well as the following:

- Shopping centers, which typically could include video stores, electronic stores, dry cleaners, beauty and nail salons, etc.
- Local grocery/food stores
- Financial institutions
- Drive-through and dine-in restaurants
- Convenience stores
- Local hardware stores
- Coffee shops
- Day care centers
- Small grocery/pharmacy stores, such as CVS or Walgreen's

source: [www.loopnet.com](http://www.loopnet.com)



As with the office land uses that are in close proximity to residential areas, the retail uses within these nodes should be designed in a manner that is compatible with residential land uses; this will allow them to buffer adjacent recommended lower density residential areas from major thoroughfares. Similar to office land uses, retail uses are generally appropriate in areas designated for higher-intensity nonresidential land use areas.

It should be noted that development along Deer Park's major roadways will become increasingly important in terms of tax revenue for the City. Therefore, the City should protect the optimal locations for commercial or retail development; a piece of property should not be developed as another type of land use, such as residential or multifamily, when it has all the characteristics of a prime commercial or retail location.

source: [www.esconstruction.net](http://www.esconstruction.net)



### Industrial Land Uses

The industrial land use designation is applied to areas intended for a range of heavy commercial, assembly, warehousing, and manufacturing uses. Large tracts of land with easy access to roadway, rail, and water transportation are becoming increasingly hard to find for the industrial business community. Areas within Deer Park and its ETJ, all with proximity to railroad lines, have been recommended for industrial land use as they are today. Locations and reasoning are as follows:

- North of SH 225 in the Industrial District
- South of SH 225 along Underwood Road

The recommendations contained herein should guide Deer Park's future land use planning and related policies. It is important to note that the Future Land Use Map is not the City's official Zoning Map. Rather, it is a guide to decision making in the context of the City's future land use patterns. The Future Land Use Map should be used consistently and updated as needed, as coordinated, quality development continues in Deer Park over time. The boundaries of land use categories as depicted on the official map should be used to determine the appropriate land use category for areas that are not clearly delineated on the smaller-scale Future Land Use Map contained within this Comprehensive Plan document.

### Future Land Use Recommendations

- Land along Deer Park's major thoroughfares should generally be preserved for commercial and retail as it is designated on the Future Land Use Map. Ideally such uses should be designed such that they are aesthetically pleasing.
- In terms of compatibility between residential and nonresidential development, offices and small (*neighborhood*) retail establishments should be adjacent to residential uses.
- Lower density residential land uses (*single-family homes*) should be buffered from nonresidential uses with medium and higher density residential land uses and should not be adjacent to major thoroughfares or incompatible land uses whenever possible.
- Local retail land uses, which primarily serve the needs of local residents, should be developed along major thoroughfares specifically Center Street, Spencer Highway, Pasadena Boulevard, and East Boulevard.
- Retail nodes should be developed at key intersections such as East Boulevard and Spencer Highway and Pasadena Boulevard and Center Street to serve the needs of adjacent neighborhood areas.
- If a mixed use development (*combining residential and nonresidential uses*) is proposed, the City should consider it based principally on
  - 1) how the various types of land use relate to one another within the development, and
  - 2) how the overall development relates to the existing land uses surrounding it.
- To ensure that future multiple-family areas are designed to a high standard, the City should consider incorporating guidelines into the Zoning Ordinance.

### Evaluating Zoning Proposals and Consistency with the Comprehensive Plan

The Future Land Use Map is based on the policies and assumptions contained in the Comprehensive Plan and the forecast growth for the City and region. The Future Land Use Map shows the general land use recommended and includes a range of potentially appropriate land uses and intensities within each land use category.

While the Future Land Use Map will influence future zoning, it does not alter current zoning or affect the right of property owners to use the land for its purpose as zoned at the time of this Plan's adoption. The Future Land Use Map will not be referenced as part of the review of development plans, including site plans and subdivisions.

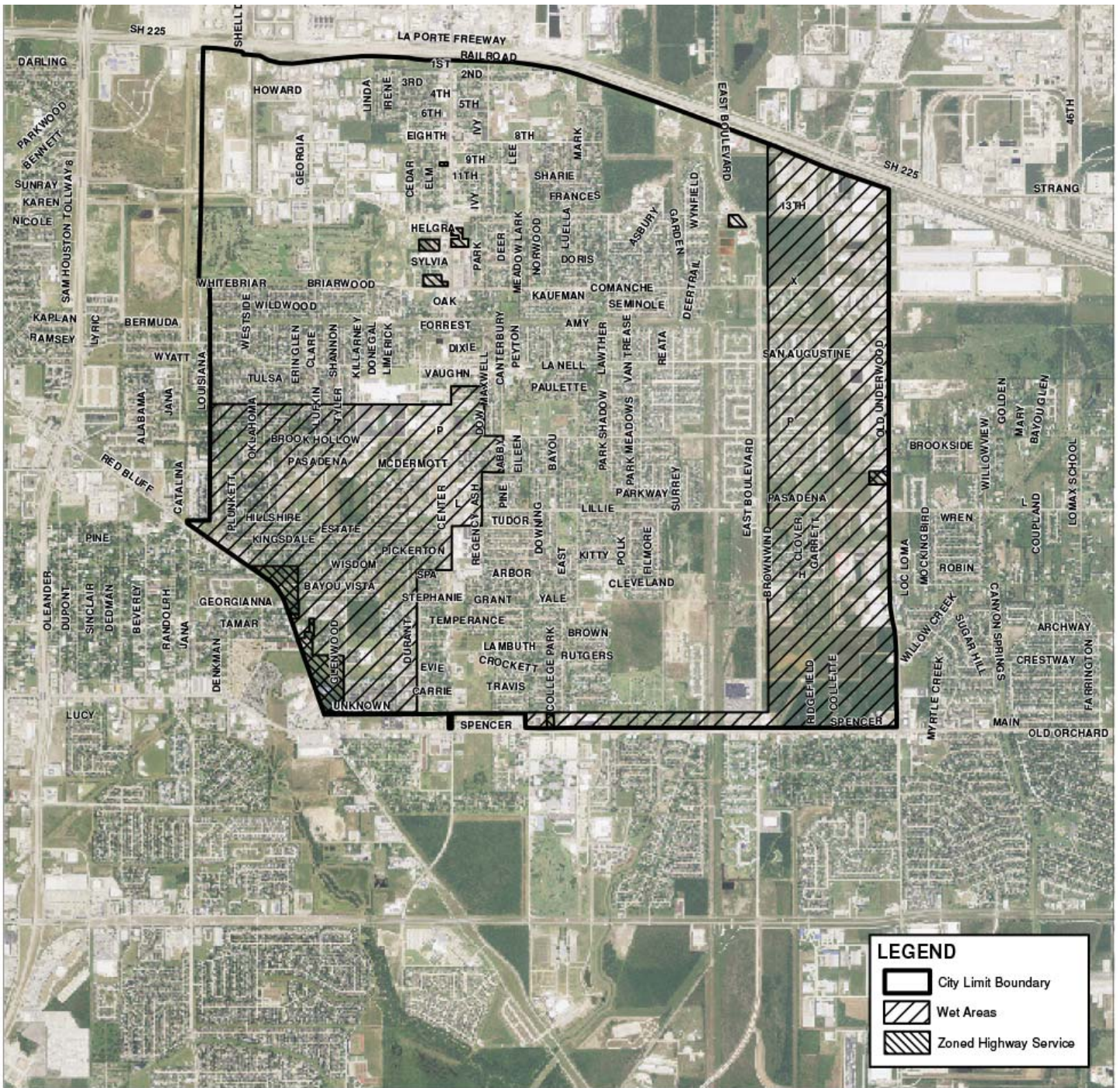
The designation of an area with a particular land use category does not mean that the most intense zoning district described in the land use categories is automatically recommended. A range of densities and intensities applies within each category, and the use of different zoning districts within each category should reinforce this range and be based on infrastructure capacity, community character, protection of common open space, and prevailing density and lot size in the surrounding area.

The Future Land Use Map documents the general recommended future use for each designated area. However, other types of uses may be compatible with the designated use and deemed to be consistent with the Comprehensive Plan. For example, a school or duplex-style home could be found to be in conformance with the plan designation of Low-Density Residential.

The future land use categories should not be interpreted to support nor preclude developments without consideration of the policies and intent of the Comprehensive Plan.

Site considerations relating to topography, soils, or hydrology are also important in establishing the specific use and intensity of a particular parcel on the Future Land Use Map. Similarly, the presence of adequate streets, schools, parks, and other community facilities should be assured before a development is approved that would otherwise be in conformance with the Future Land Use Map. Determination of the conformance of a proposed use or zone with the Comprehensive Plan should include consideration of the following questions:

- Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?
- Is the use being considered specifically designated on the Future Land Use Map in the area where its location is proposed?
- If the use is not specifically designated on the Future Land Use Map in the area where its location is proposed, is it needed to service such a planned use, or could it be established without adversely altering the recommended land use and character of the area?
- Will community facilities and streets be available at City standards to serve the use proposed for the property?



SOURCES: City of Deer Park Zoning, 2014; H-GAC Star Map, 2014; NAIP AERIAL, 2012



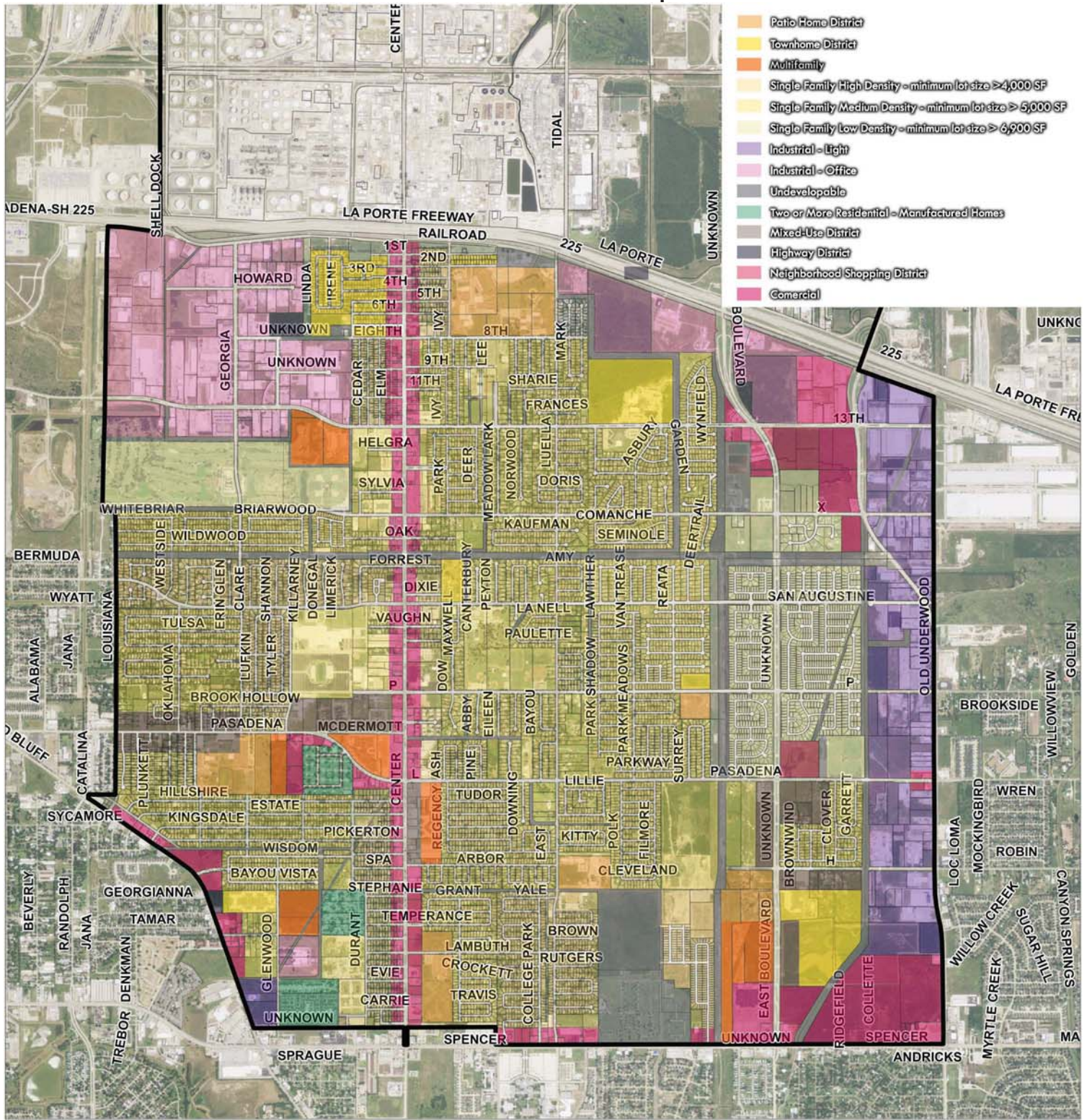
## DEER PARK MAP

DATE: MARCH 22, 2016

0 2,000 4,000 6,000 8,000 Feet



## Future Land Use Map



SOURCES: HCAD, 08-30-2014; NAIP AERIAL, 2012



## DEER PARK STUDY AREA

DATE: NOVEMBER 4, 2015





# CHAPTER 10

## HOUSING

Without a mix of appropriate and affordable housing, communities cannot accommodate the range of people needed to maintain social cohesion, support the functioning of the local economy, or sustain local services and businesses. Without a suitable range of housing, some households or whole segments of the community may be forced to move elsewhere if their needs or financial position change.

## Generation Trends<sup>24</sup>

Generation trends are the characteristics of a whole generation. They highlight the deep desires, needs, fears and pleasures of a certain age group, on which many choices in life are based.

Generation trends can last from fifteen years up to a whole lifetime. They are based on key (*disruptive*) generational events and the so-called formative years of a generation: the time frame during which the members of the generation were between 12 and 24 years old.

### Baby Boomers – born between 1945 - 1965

Everybody knows the Baby boomers. They are the biggest generation cohort with the greatest wealth of any generation. In contrast to the generations before them, they like to spend their money. They are very active and open to new experiences.

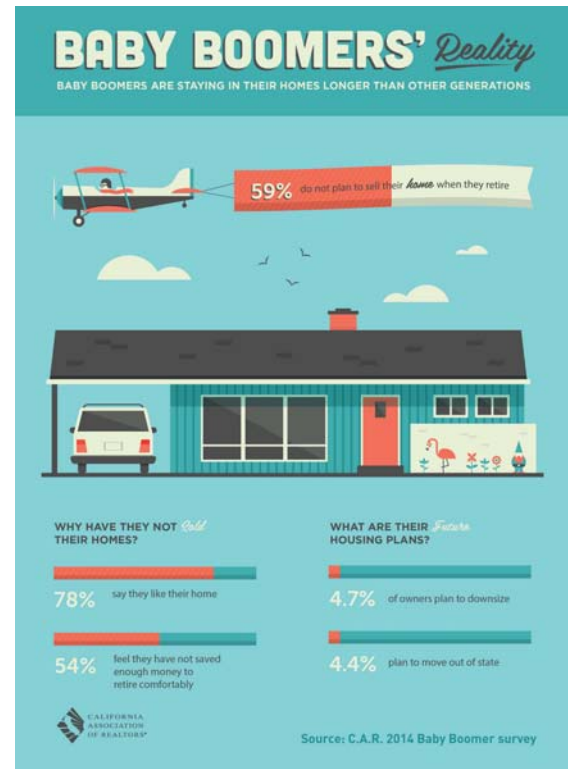
Many Boomer families will simply downsize. Other soon-to-be retirees will go straight to some flavor of retirement living. Baby boomers have fueled the housing market for the past 10-15 years as their kids moved out and a strong economy allowed them to buy or build a bigger house. As retirement draws near, many of these boomers find they no longer need as much house or are possibly looking to move. The multi-level homes with the sprawling lawns in the driving-dependent suburbs that are popular with baby boomers may not work so well for them as they age.

### Generation X – Born between 1965 - 1980

This overlooked generation currently ranges in age from 34 to 49, which may be one reason they're so often missing from stories about demographic, social and political change. Gen Xers are bookended by two much larger generations – the Baby Boomers ahead and the Millennials behind – that are strikingly different from one another.

Due partly to their parents' relatively low fertility rates, there are fewer Xers (65 million) than Boomers (77 million) or Millennials (an estimated 83 million assuming a roughly 20-year age span and including those who have yet to reach adulthood).

source: wordcloud



source: acrealestatenews.com

<sup>24</sup> www.trendsactive.com

Xers don't like the fact that their parents spent so many hours working. Xers are highly educated, active, balanced, happy and family oriented. They promise to do better with their children, being more accessible and providing a more stable home life.

Since many of them will marry later when they are more mature, the divorce rate will finally begin to dip. Many don't have children at all because they've delayed marriage and family life. Xers don't need as much room as their parents did.

Most Xers favor single-family suburban neighborhood. Less than half of the Gen Xers (45 percent) said they wanted public transportation options; 92 percent said they commute by car. Gen Xers were the least likely to value being close to friends and family, medical care, shopping and entertainment. 54 percent indicated a preference for a shorter commute with a smaller home. 43 percent preferred a longer commute with a larger home.

#### Generation Y / Millennials – Born between 1980 - 1995

Most Millennials (*adults ages 18 to 32*) are still not setting out on their own. As of March 2013, only about one-in-three Millennials (34 percent) headed of their own household. This rate is unchanged from March 2012 and even lower than the level observed in the depths of the Great Recession.

source: wordcloud



In 2013, 34 percent of Millennials lived in their parents' home. Among 18- to 24-year-olds not enrolled in college, 50 percent lived with their mom and/or dad in 2013. One of the contributing factors influencing household formation among young adults is the vigor of the job market. Millennials with jobs are substantially more likely to establish independent households than

Millennials lacking jobs. 40 percent of employed Millennials were the head of their own households, in comparison to 25 percent of Millennials who were not employed. Although job holding among Millennials have increased from 2012 (64 percent) to 2013 (65 percent), it remains below 2009 levels (66 percent) and far below pre-recession levels. In 2007, before the recession began, 71 percent of 18- to 32-year-olds were employed.

In 2012 only 25 percent of Millennials were married Today's unmarried Millennials are much more likely than married Millennials to be living with their parents (47 percent versus 3 percent).

Those that are on their own prefer compact, urban, rental apartments with easy access to walkable neighborhoods and public transportation. Many younger adults likely are renting out of necessity rather than preference. Of survey respondents in that age range, 59 percent said they prefer their neighborhood to have a variety of housing types; 62 percent favor mixed-use developments with shops, restaurants and offices; and 52 percent like pedestrian-friendly neighborhoods. 55 percent of Gen Y respondents said close proximity of their home to public transportation is important. The survey found that Gen Y is more likely than older generations to live in apartments and in downtowns, with 54 percent favoring renting and 39 percent favoring city living.

#### Generation Z – Born between 1996 - 2009

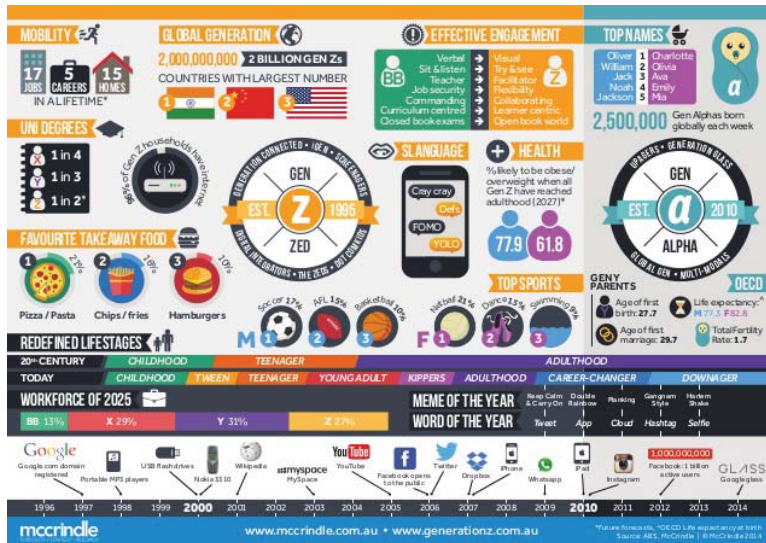
Gen Z renters will expect a world of information to be easily available online. The Internet becomes even more significant as more and more TV and video programming is taking place in non-traditional formats.<sup>25</sup> Analysts say the group could be a new paradigm for the real estate market – "a generation whose entire world and self-views are crafted by technology, immediacy, and access," says Sherry Chris, president and CEO of Better Homes and Gardens Real Estate LLC.

<sup>25</sup> [www.multihousingnews.com](http://www.multihousingnews.com)

97 percent of about 1,000 Gen Z teens surveyed believe they will own a home in their lifetime. Four out of five say that home ownership is the most important factor in achieving the American dream, according to the Better Homes and Gardens survey.

"They recognize that home ownership is a sound investment and believe that it is more secure than the stock market," says Jamie Gutfreund, CMO at Deep Focus, a global marketing agency that has also studied Gen Z consumer trends and behaviors.

But before they will be ready to purchase their first home, Gen Z teens say they plan to reach certain milestones in life first, like earning an advanced college degree (60%), getting married (59%), owning a pet (58%), and having children (21%).



source: [www.slideshare.com](http://www.slideshare.com)

travel the world." The Gen Z imperative is more complex: cultivating and encouraging conservative financial values embodied in future consumers who have known nothing but technology innovation in every area of their lives."<sup>26</sup>

## Housing Trend Examples

Examples of housing trends that could meet these generations include Active Senior Living, Age Restricted Communities, Townhouses, Garden Apartments, Garden/Patio Homes, and Suburban Mixed-Use.

### Active Senior Living

Independent living communities are designed for the active and healthy senior who is able to live on their own. You can live in a home, condo, townhouse, apartment complex, motor home or mobile home.

They are the same as a traditional neighborhood but with age restrictions—usually 55 and older. And they provide amenities like clubhouses, gyms, yard maintenance, housekeeping and security. Most communities also typically offer transportation, laundry service, group meals, and social and cultural activities.<sup>27</sup>

<sup>26</sup> [www.realtormag.realtor.org](http://www.realtormag.realtor.org)

<sup>27</sup> [www.seniorliving.org](http://www.seniorliving.org)

### Age-Restricted Communities

An age-restricted community is a housing area, often gated, that typically limits 80 percent of the residency to individuals who are over a set age. Often the minimum age for at least one of the residents is 50 years, but it could be 55 or even 60.

These communities are set up to accommodate older individuals who would like to live in an area without the perceived problems of having children around. In most cases a younger spouse or significant other is permitted to live in the community as long as one member meets the minimum age requirement.

Age-qualified communities, also known as 55+ communities, active adult communities, lifestyle communities or retirement communities, are often planned communities that offer homes and community features that are attractive to 55+ adults. These might include a clubhouse or lifestyle center with a good many activities, sometimes with indoor and outdoor swimming pools, exercise facilities, craft rooms, demonstration kitchens, decks and patios for gathering.<sup>28</sup>

### Townhouses

There are two different types of townhouses, attached and detached. A townhouse can share one or two walls with an adjacent neighbor. Most townhouses are built more narrowly than traditional detached homes and are usually two- to three-stories tall. There are typically small yards with little to no yard maintenance.



### Garden Apartments

A garden apartment complex consists of low-rise apartment buildings built with landscaped grounds surrounding them. The apartment buildings are often arranged around courtyards that are open at one end. Some garden apartment buildings place a one-car garage under each apartment. The interior grounds are often landscaped. Many garden apartment complexes offer premium features like exercise rooms, conference rooms and other recreational facilities like swimming pools and saunas.



### Patio Homes

Patio homes, also referred to as patio homes, are slightly different than your average single family dwelling. Designed to make more efficient use of land space, these homes are often built on smaller lots resulting in less maintenance for the home owner. The lack of a sprawling yard means you can plant a small garden or keep it grassy without having to face endless hours of mowing and landscape maintenance, which many people find to be an attractive quality with these homes.<sup>29</sup>

<sup>28</sup> wikipedia

<sup>29</sup> www.gardensatgreystone.com

### Suburban Mixed-Use (commercial / office / residential)

Mixed-use development is any suburban village development, or even a single building, that blends a combination of residential, commercial, cultural, institutional, or industrial uses, where those functions are physically and functionally integrated, and that provides pedestrian connections. Benefits of mixed-use development include:

- Greater housing variety and density, more affordable housing (*smaller units*), life-cycle housing (*starter homes to larger homes to senior housing*).
- Reduced distances between housing, workplaces, retail businesses, and other amenities and destinations.
- Better access to fresh, healthy foods (*as food retail and farmers markets can be accessed on foot or bike*).
- More compact development, land-use synergy (*e.g. residents provide customers for retail which provide amenities for residents*).
- Stronger neighborhood character, sense of place.
- Walkable, bike-able neighborhoods, increased accessibility via transit, both resulting in reduced transportation costs.<sup>30</sup>



Mixing uses horizontally, in separate buildings, allows more flexibility than stacking different uses vertically in the same building. Retail has high bay space and is configured to engage and enliven the public environment. Upper-level residential space is designed to be livable with appropriate privacy and amenities. Residents are not forced to mingle with shoppers. Office components have a clear address. Hotel uses have required visitor drop-offs that do not interrupt the continuity or

source: www.theeagle.com



character of the pedestrian environment. Other strategies for successfully integrating retail space include collecting tenants in one part of the project so there is a clear, walkable path through the retail area; giving each tenant high visibility so customers can find them easily and each tenant can showcase its individual identity; and creating a streamlined relationship between parking and stores so shoppers can easily park, see where they are going, find their way there, and return to their cars with their purchases.<sup>31</sup>

<sup>30</sup> wikipedia

<sup>31</sup> urbanland.uli.org

## Recommendations

- Encourage development of a wider range of housing options to attract and retain residents of all ages and walks of life; especially starter housing, senior housing, and accessible housing.
  - Provide opportunities for those seeking rentals and homeownership.
- Provide a variety of mixed-income areas to avoid blight and still have affordable and workforce housing.
- Look at redeveloping areas that are not as successful as others.
  - Look at different types of non-traditional neighborhoods.





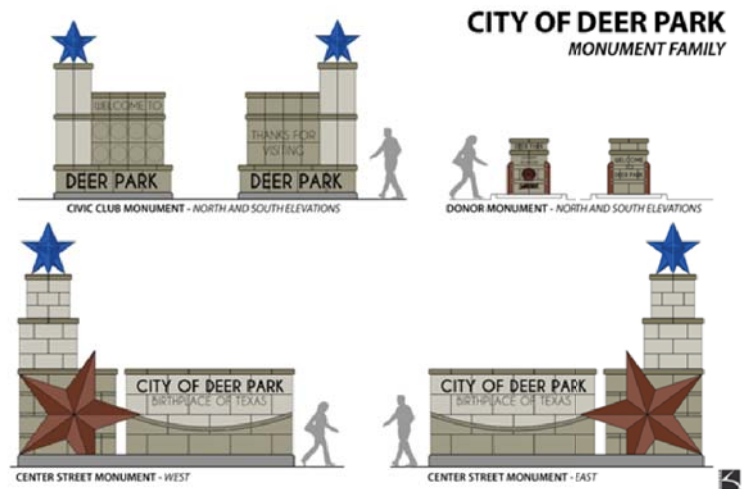
# CHAPTER 11

## URBAN DESIGN

The purpose of an Urban Design Plan is to define a visual framework for public and private improvement as Deer Park redevelops. In contrast to architecture, which focuses on the design of individual buildings, urban design deals with the larger scale of groups of buildings, streets and public spaces, whole neighborhoods and districts, and entire cities, with the goal of making urban areas functional, attractive, and sustainable. Urban design is an inter-disciplinary subject that utilizes elements of many built environment professions, including landscape architecture, urban planning, architecture, civil and municipal engineering. It also provides a basis for discussing and assessing the design quality of vehicular corridors, pedestrian corridors, and proposed developments within the various land use districts of Deer Park. Both public and private actions will contribute to an enhanced overall form, scale, and visual character that will define Deer Park's identity within the region and preserve its unique qualities of place. The historic nature of the City can also be expressed in the Urban Design Plan, zoning and subdivision ordinances as well as city policies for economic development. Urban design encompasses the preparation of design guidelines and regulatory frameworks, or even legislation to control development, advertising, etc. and in this sense overlaps with urban planning. It encompasses the design of particular spaces and structures and in this sense overlaps with architecture, landscape architecture, highway engineering and industrial design. It also deals with 'place management' to guide and assist the use and maintenance of urban areas and public spaces. Public spaces are frequently subject to overlapping management responsibilities of multiple public agencies or authorities and the interests of nearby property owners, as well as the requirements of multiple and sometimes competing users. The design, construction and management of public spaces therefore typically demands consultation and negotiation across a variety of spheres.

### Use of an Urban Design Plan

The Urban Design Plan can be used as a "guide" in the review of project proposals and submitted site plans (*related to those proposals*) within various districts of Deer Park. The Urban Design Plan complements the Future Land Use Map and Zoning Ordinance by providing a more specific depiction of desired community, project, and building attributes. The corridor portion of the Urban Design Plan is intended to guide the review of project proposals and site plans related to proposals within the corridor conditions of any land use. Where the recommendations of the Urban Design Plan element are in conflict with specific standards of other ordinances or codes, those ordinances or codes shall apply. However, prevailing conflicts suggest that such ordinances or codes may merit review as to their compatibility with the goals and objectives of the citizens of Deer Park.



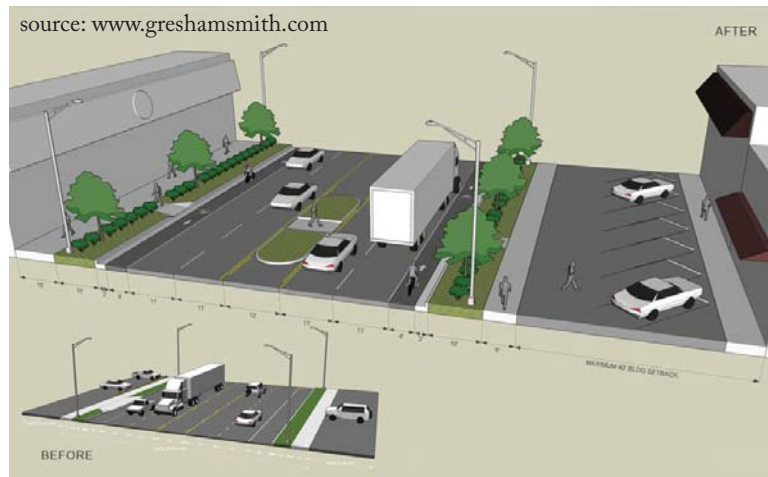
### Vehicular Corridors

Much of one's image of a City is created by the visual impressions gathered from the street experience. Vehicular Corridors are an essential urban design consideration. The cognitive language of place is understood through the street experience. This language includes recognition of landmarks, themes, edges, nodes, districts, portals, sequences, and transitions. Through the recognition of these attributes, one identifies place, community, and neighborhood and resolves one's individual need for orientation. The street experience sets an appropriate context for the built expression of land use (*where commercial development is generally associated with more heavily traveled streets and residential development is associated with more local, less traveled*

streets). Street design and visual enhancement that becomes the language of place is communicated and is the substance of this portion of an Urban Design Plan. The following text describes the various vehicular corridors looking at the location of each, its function, and its visual qualities, both public and private.

### Major Vehicular Corridors

The main access to Deer Park from SH 225 is Center Street and thus, Center Street becomes the “main street” for Deer Park. It is important that all vehicular corridor elements communicate that sense of arrival. The new gateway being installed at



Center Street and SH 225 will announce that arrival to Deer Park, but more is needed to provide that sense of community, history and quality of life as expressed in the various plans the city has completed. Other arrival corridors should use the family of Deer Park gateways to announce the arrival to the city and can be incorporated in future CIP's.

As recommended by the San Jacinto Historic Guidelines, streetscapes for arrival corridors should include a uniform streetscape canopy tree planted in sidewalk tree wells with tree grates, consistent use of a thematic street light standard (*equipped with banner arms*), thematic traffic signal poles, pedestrian lights that have

a visual relationship to the street light standard, trash receptacles at enhanced corners, pavement enhancements defining crosswalks, or sidewalks for traffic management and traffic regulatory signs.

### Pedestrian Connections

Pedestrian connections are the non-vehicular connective fabric of a city. They join people to places, by linking points of origin, such as a neighborhood, with points of destination, including parks, shopping areas, and employment centers. Connectivity is a goal of the residents of Deer Park, and in order to foster maximum non-vehicular linkages and legibility, a system of non-vehicular connections is recommended for the City. The types of connections recommended for Deer Park are as follows:

- **Paved Multi-Use Trails:** a hard surfaced trail that permits pedestrians, bicycles, and in-line skaters to share the space. Shared trails of this type are appropriate in areas where the path will not have extremely high volumes of users. Painted lines and/or signage are often utilized to demark lanes for users moving at different speeds. According to the American Association of State Highway and Transportation Officials (*AASHTO*), paved two directional multi-use trails should be 10 feet wide with a two foot graded buffer on either side.
- **Bicycle Routes:** the paved shoulders of roadways that display signage to indicate that the road is a bicycle route. Such designation is appropriate on lower volume traffic roadways. *AASHTO* recommends that the shoulder be at least five feet wide in low traffic areas, but it is desirable to increase the width of shoulders where higher bicycle usage is expected, if motor vehicle speeds exceed 50 mph, or if the percentage of trucks, buses, and recreational vehicles is high on the right side of the roadway.

- **Dedicated Bicycle Lanes:** the portion of a paved roadway that is separated from vehicular lanes of traffic by either a painted line or a planted median. These are appropriate on high volume traffic roads with minimal on-street parking, curb cuts, or other obstacles. AASHTO suggests that the dedicated bicycle lane be no less than five feet wide.
- **Sidewalks:** cement or other hard surface trail separated by either a curb, on-street parking lane, and/or planted median from an immediately adjacent roadway. These are primarily designed for pedestrians. AASHTO states that sidewalks along an arterial class street should be at least seven feet wide, while sidewalks along a collector or local class street should be at least five feet wide.

### Historic Corridor

The City of Deer Park should consider adopting the San Jacinto Texas Historic District Corridor Standards for landscape architecture and historic preservation as an ordinance and design requirement for redevelopment and new construction. Deer Park is located in the heart of the San Jacinto Texas Historic District and there has been nominal success with businesses using the guidelines previously without conditions. If the Corridor Standards are adopted and linked to tax abatement the appearance and use of the guidelines could drive the beautification goals of the current Parks, Recreation, and Open Space Master Plan.



# CHAPTER 12

## INFRASTRUCTURE

Infrastructure is one of the key elements that will impact future growth in Deer Park. Quality of life and economic opportunity are dependent on an efficient and functional infrastructure of roadways and utilities. In order to understand the role of infrastructure in Deer Park's comprehensive planning process, a review of the existing water and sewer systems will need to be performed. This review considers water provision, sewer provision, and the City's existing Capital Improvement Plan (CIP). It is recommended that the City embark on a multi-year CIP that can cover all public works projects across the spectrum. The ability for the city to sell debt and plan five to ten years in advance is critical to handle public needs. The use of a CIP is one of the foundations of the implementation tools of the Comprehensive Plan. Ideally, it would be prudent to set up a rolling five year CIP supported by a bond issue that allows the city to anticipate the projects. The idea of a rolling CIP allows a better management tool for implementing large projects. Often it takes one year to design and one year to construct which allows better management of resources.

### Water Supply, Well Sites, and Water Storage

This section provides a general overview of the current infrastructure programs for the City. The water supply for Deer Park is provided by the City of Houston. The water treatment plant is located at 2117 East X Street. The City of Deer Park has operated the water treatment plant since 1989. Deer Park's water treatment plant is the State certified water bacteriology laboratory operated by City Staff in the Public Works department. Deer Park is one of few small cities in Texas to operate such a facility.

- Avon Street at 8th Street tank was put in service around 1971. This tank was last painted in 1999. The elevated tank is a 0.5 million gallon tank and stands approximately 141 feet and holds 0.5 million gallons.
- Pasadena Boulevard tanks were put in service in 1975. The tanks were last painted in 1999. The elevated tank is a 0.5 million gallon tank and stands approximately 140 feet. The ground storage tank is a one million gallon tank. There is a 470kW generator for backup power. There are three 750 gallon per minute 50hp booster pumps. The water well has a screen depth of 1,289 feet and a pump depth of 520 feet. 2,210 gallons per minute are pumped from this well.
- Coy Street tanks were put in service in 1968. The tanks were last painted in 2004. The elevated tank is a 0.5 million gallon tank and stands approximately 138 feet. The ground storage tank is a one million gallon tank. There is not a generator for backup power. There are two 750 gallon per minute 50hp booster pumps. The water well has a screen depth of 1,450 feet and a pump depth of 550 feet. 750 gallons per minute are pumped from this well.
- P Street tank was put in service in 1958. A new well was drilled around 1983. The tank was last painted in 1999. The ground storage tank is a one million gallon tank. There is no generator for backup power. There are two 750 gallon per minute 50hp booster pumps. The water well has a screen depth of 700 feet and a pump depth of 250 feet. 600 gallons per minute are pumped from this well.

All the equipment is original with the exception of the SCADA System that was added in 1989 when the Water Plant was constructed.



### Capital Improvement Plan (Program)

A CIP is a short-range plan, usually four to ten years, which identifies capital projects and equipment purchases, provides a planning schedule and identifies options for financing the plan. Essentially, the plan provides a link between a municipality, school district, parks and recreation department and/or other local government entity and a comprehensive and strategic plan and the entity's annual budget.

The CIP typically includes the following information:

- A listing of the capital projects or equipment to be purchased.
- The projects ranked in order of preference.
- The plan for financing the projects.
- A timetable for the construction or completion of the project.
- Justification for the project.
- Explanation of expenses for the project.

#### Specific Steps

- Establish a Capital Planning Committee with Bylaws
- Take Inventory of Existing Capital Assets
- Evaluate Previously Approved, Unimplemented or Incomplete Projects
- Assess Financial Capacity
- Solicit, Compile and Evaluate New Project Requests
- Prioritize Projects
- Develop a Financing Plan
- Adopt a Capital Improvements Program
- Monitor and Manage Approved Projects within the CIP
- Update Existing/Ongoing Capital Programs

#### Recommendations

- Work with public and private sector leaders to define critical infrastructure issues.
- Coordinate with water/sewer, broadband/fiber optic, or other types of infrastructure projects to more efficiently use resources.
- Strategically invest funds to optimize all infrastructure performance and connect infrastructure decisions with economic development strategies.
- Develop and implement strategies for right-sizing infrastructure where there is significantly more capacity than needed for the foreseeable future.
- Implement the use of green infrastructure to meet traditional infrastructure needs and as a mechanism to reuse underused parcels.



# CHAPTER 13

## TRANSPORTATION

Deer Park has within its city boundaries a well-established roadway grid system.

Center Street has an estimated 35,000 to 36,000 vehicles per day during weekdays. In the last 25 years the area between SH 225 and 13th St. has evolved from a retail oriented land use to a diverse collection of businesses. These include:

- Banks and credit unions
- Professional offices (Chamber of Commerce, Edward Jones Investments)
- Automobile repair businesses
- Specialty retail (western wear, safety wear, gothic apparel and gifts)
- Manufacturing

These uses have evolved to present not only a chaotic image, but a challenging traffic pattern with multiply driveways and curb cuts. The image of Center Street is directly related to the highway orientation of the paving section. Rather than attracting land uses that can serve as destinations Center Street serves more as a connector between SH 225 and major thoroughfares south of the study area, such as Spencer Highway.

Community streets should be designed and operated with all users in mind from motorists, pedestrians, and bicyclists. The street network should be safe and convenient connecting schools, parks, neighborhoods, shopping and employment areas. Streets should be designed to allow for trails/sidewalks, and multimodal safe passages between land uses.

### Major Thoroughfare Plan

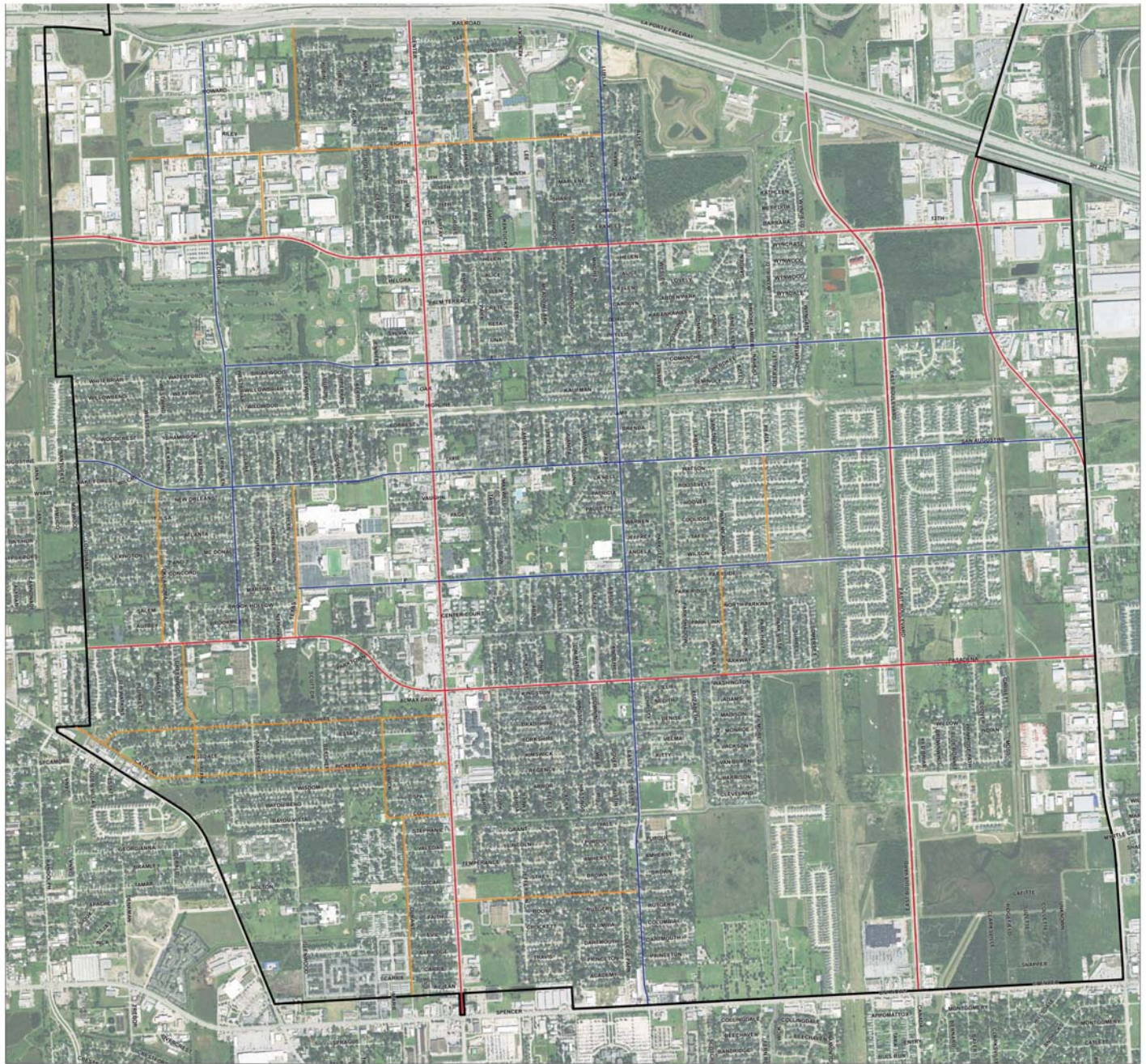
The Major Thoroughfare Plan delineates both long and short range plans for future thoroughfare projects. The Comprehensive Plan includes a recommended transportation Major Thoroughfare Plan as design features for future roadway improvements.

### Recommendations

Maintain and enhance the safety, efficiency, condition, and resiliency of Deer Park by investing in transportation needs.

- Invest in transportation infrastructure improvements to facilitate development.
- Identify potential job and business growth opportunities resulting from transportation infrastructure improvements.
- Expand opportunities for public-private partnerships to provide more options for constructing critical transportation needs.
- Improve and increase accessibility to recreational amenities, employment area, and residential neighborhoods by enhancing the physical condition of roads, sidewalks, and multi-use trails.
- Incorporate complete streets and green streets concepts, where appropriate, to create a more desirable community and manage stormwater runoff.

# Thoroughfare Map



CITY OF DEER PARK

DATE: FEBRUARY 16, 2011

- Major Thoroughfare
- Major Collector
- Minor Collector





# CHAPTER 14

## ECONOMIC DEVELOPMENT

Government plays a major role in creating an environment that is conducive to growing business and creating jobs. Deer Park needs stable revenue sources that generate sufficient funds to provide high-priority services and needed infrastructure essential for business and talent attraction. Appropriately balancing these needs creates a business-friendly environment that increases Deer Park's competitiveness for business attraction, retention, and expansion, while maintaining vital public services and infrastructure. The economic development of the City of Deer Park is integral to the quality of life and prosperity of its residents. The City of Deer Park is well positioned to optimize the economic energy generated by the Houston metropolitan area. The creation of specific policies and programs that outline the breadth of the programs that the City will consider can provide the tools to drive implementation of many of the goals and objectives of the Comprehensive Plan.

## Purpose of Economic Development Strategies for Texas Cities

Texas has provided a host of tools that can be used to help the City of Deer Park achieve the goals of the Comprehensive Plan. The three primary methods are to adopt local ordinances, finance through budgets or to establish policies that are specifically created to effectuate a desired outcome. As a home rule city, Deer Park may establish additional criteria to help the community with additional goals of the Comprehensive Plan. For example, Deer Park has passed Ordinance 3537, a Tax Abatement Ordinance that meets the minimum standards for compliance with the State Law that governs Tax Abatement. However, the legislation does not preclude a city from creating additional criteria to help achieve multiple goals of the Comprehensive Plan.

Deer Park has done a great job in achieving economic development wins for the community. According to historical growth patterns:

- Deer Park has grown 12 percent since the 2000 Census.
- Existing median home costs are recorded at approximately \$149,200, with new sections of the community in the \$160,000 range.
- 53 single-family permits for new home construction were issued in 2012, 63 single-family permits issued in 2013 and 59 single-family permits issued in 2014.
- Unemployment is under 6 percent even with the recent changes in oil prices. The future growth for east Harris County remains strong.
- Deer Park welcomed 148 new businesses, including 3 corporate headquarters, bringing 900 new employees to the city.
- The Census data reveals 19,755 primary jobs are located in Deer Park.
- There were 15 permits issued for new commercial buildings in Deer Park in 2012, 26 permits issued for new commercial buildings in Deer Park in 2013, and 15 permits issued for new commercial buildings in Deer Park in 2014.

Deer Park has been recognized nationally<sup>32</sup>:

- Named #10 Most Affordable Town in the U.S. by CNN Money in 2011
- Named "Best Affordable Suburb in Texas for 2010" by Bloomberg Businessweek
- Contender spot on the CNN's list of "100 Best Places to Live" for 2009 and 2011
- DPISD encompasses 38 square miles and enrolls 12,500 students
- DPISD received a Recognized rating for academic achievement 10 times in the past 12 years
- Out of DPISD's 11 eligible campuses, 7 received an Exemplary rating, the State's highest

These success levels should be protected or enhanced over the next 20 years and the Comprehensive Plan and corresponding ordinances can be the triggers to achieve the Vision.

<sup>32</sup> [www.insidedp.com](http://www.insidedp.com)

### Relationship of Economic Development and Land Use

The one common opinion of the stakeholders has been that Deer Park is landlocked and it is surrounded by other cities. Deer Park is not able to expand through annexation. Therefore, this Plan looks at creative ideas, policies, ordinances and budget concepts for a stable community that can keep taxes reasonable, provide adequate services, improve urban design standards, preserve the history as the birthplace of Texas, create jobs, and continue to build on relationships with existing public partners such as DPISD, Harris County, and the Port of Houston, and existing private partners.

One example of how the City could use existing economic policies such as tax abatement to help implement various Chapters of the Comprehensive Plan would be to examine their draft tax abatement policies and percentages currently being used.

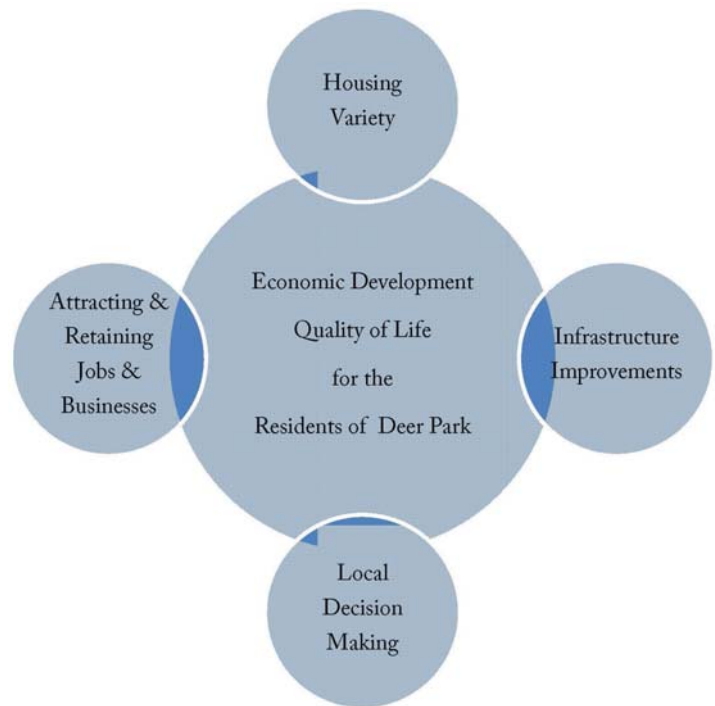
- Do you want to drive economic incentives for a specific land use or for specific types industries?
- Do you want to drive the physical appearance of the development and campuses that are constructed within the community?

Other examples linking incentives to outcomes could be to request tax abatement approval subject to on and off-site beautification standards such as completing wider sidewalks to the nearest intersecting public streets to complete or arrest inadequate sidewalk systems. Also, additional criteria may include requiring street trees to be planted within the public ROW as a part of the beautification goal of the City in compliance with the Park and Recreation Chapter of the Comprehensive Plan. The use of building materials on building frontages visible from the public street could be used to improve the character of a streetscape. The use of wrought iron fencing versus chain link fencing to improve street appeal and the addition of landscaping for parking lots and general lot site plans could be used to improve streetscapes. Within reason and related to the terms of the tax abatement, most businesses are willing to make these type of enhancements as a part of the tax abatement approval if there is a reasonable budget for the improvements. Past experience has proven that adjacent businesses may also begin making additional enhancements to their property in keeping with the new changes on the street so that the entire area may experience new revitalization as long as the criteria are reasonable.

Businesses may apply for a variety of incentives offered by the City of Deer Park, Harris County and the State of Texas. A business is usually required to meet a particular threshold for capital investment and/or job creation in order to be considered for the incentives.

### Tax Abatement – City of Deer Park

A Tax Abatement is only allowed in a reinvestment zone. Each case is considered by City Council and variances may be requested.



- The designation of such a zone by ordinance shall constitute an affirmative finding by the City Council that the improvements sought to be constructed or repairs to be made within the zone are feasible and practical and would be of benefit to the land to be included within a zone and to the City.
- In determining whether an area qualifies as a reinvestment zone for the property tax abatement program, the City Council shall use any one or more of the following criteria as guidelines:
  - o The area substantially impairs or arrests the sound growth of the City; retards the provision of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present conditions and use by reasons of the presence of substantial number of substandard, slum, deteriorated, or deteriorating structures, predominance of defective or inadequate sidewalks or street layout; faulty lot layout in relation to size, accessibility, or usefulness, unsanitary or unsafe conditions:
  - o Deterioration of site or other improvements; tax or special assessment delinquency exceeds the fair value of the land; defective or unusual conditions of title; the existence of conditions that endanger life or property by fire or other cause; or any combination of these factors or conditions.
  - o The area is predominantly open and, because of obsolete platting or deterioration of structures or site improvements or other factors, substantially impairs or arrests the sound growth of the City.
  - o The area has been designated a local or state-federal enterprise zone under the Texas
  - o A facility may be eligible for economic development abatement if it is a manufacturing facility, regional distribution facility, regional service facility, research facility, research and development facility or other basic industry facility, a regional entertainment facility, retail facility or restaurant facility.

Abatement may only be granted for the additional value of eligible property improvements made subsequent to and listed in an abatement agreement between the City and the property owner and lessee (*if required*), subject to such limitations as the City Council may require.

Abatement may be granted for new facilities or the expansion of existing facilities. Improvements to existing facilities for purposes of modernization may receive abatement if proven to be essential to the entity's economic survival.

Abatement may be extended to the value of buildings, structures, fixed machinery and equipment, site improvements, plus that office space and related fixed improvements necessary to the operation and administration of the facility, or tangible personal property when in conjunction with leased facilities.

The following types of property shall be ineligible for abatement land; inventory; supplies; tools; vehicles; vessels; aircraft; housing; hotel accommodations; tangible personal property when not in conjunction with leased facilities; deferred maintenance investments; property to be rented or leased except as provided in subsection (f) of this section; improvements for the generation or transmission of electrical energy not wholly consumed by a new facility or expansion; any improvements, including those to produce, store or distribute natural gas, fluids or gases, that are not integral to the operation of the facility; property owned or used by the state or its political subdivisions or by an organization owned, operated or directed by a political subdivision of the state; and property that is owned or leased by a member of City Council or by a member of the City Planning and Zoning Commission.

If an authorized facility- located on leased real property is granted abatement, the abatement agreement shall be executed by the City, the lessor and the lessee. If the real property is leased from a municipal corporation, the municipality shall not be required to execute the agreement in its capacity as a lessor.

## CHAPTER 13 - ECONOMIC DEVELOPMENT

Abatement shall be granted effective upon the January 1 valuation date immediately following the effective date of the agreement. Projects (*other than modernizations*) which meet these guidelines and criteria are eligible for abatement on the value of the new properties on a sliding scale as follows:

### Basic Industry

New Value Minimum: \$5,000,000

Job Creation Minimum: 50 Employees

Facility Type	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Manufacturing, Regional Distribution, Regional Service, Research, Research & Development, Other Basic Industry	100%	100%	50%	25%	25%	0%	0%	0%	0%	0%

### Retail/Entertainment

New Value Minimum: \$5,000,000

Job Creation Minimum: TBD

Facility Type	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Retail & Regional Entertainment >80,000SF	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD

\*abatement TBD by City Council based on the economic impact of the proposed project

### Retail/Entertainment

New Value Minimum: \$5,000,000

Job Creation Minimum: 20 Employees

Facility Type	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Retail & Regional Entertainment 50,000SF – 80,000SF	50%	35%	30%	25%	20%	0%	0%	0%	0%	0%

### Retail/Entertainment

New Value Minimum: \$5,000,000

Job Creation Minimum: 50 Employees

Facility Type	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Retail & Regional Entertainment 5,000SF – 50,000SF	25%	20%	15%	10%	5%	0%	0%	0%	0%	0%

### Basic Industry

New Value Minimum: \$5,000,000

Job Creation Minimum: 50 Employees

Facility Type	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Restaurants 5,000SF – 50,000SF	20%	20%	15%	10%	5%	0%	0%	0%	0%	0%

Provided, however that no abatement shall be given in the year when the facility fails to meet the employment minimum set forth in subsection 102-125(h)(4), except where the jurisdiction has determined that employment falls below minimum due to accident, casualty, fire, explosion, or natural disaster.

- If the period of construction exceeds two years, the facility shall be considered complete for purposes of abatement and in no case shall the period of abatement inclusive of construction and completion exceed five years.
- If a modernization project includes facility replacement, the value upon which abatement shall be determined shall be the value of the new unit less the value of the old unit. Modernization projects are eligible for abatement according to the above formula with the exception that abatement shall not exceed 80 percent in any year.

To be eligible for tax abatement, the planned improvement:

- Should provide an economic benefit to the City, taking all relevant factors into consideration, including (i) size of the abatement, (ii) income from sales tax and franchise fees generated by the planned improvement, and (iii) any additional expense to the in providing city services as a result of the improvement; and
- Must be necessary because capacity cannot be provided efficiently utilizing existing improved property when reasonable allowance is made for necessary improvements; and
- Must be reasonably expected to increase the value of the property in the amount of 5,000,000.00 upon completion of construction for manufacturing, regional distribution, regional service, research, research and development, other basic industry, retail, and regional entertainment facilities; or \$2,000,000.00 for restaurants.
- Must be expected to create permanent employment for at least 50 people on a permanent basis in the designated zone for manufacturing, regional distribution, regional service, research, research and development and other basic industry. Retail and regional entertainment facilities 80,000 square feet or larger will have their minimum job creation thresholds determined by City Council based on the economic impact of the proposed project. Retail, regional entertainment and restaurant facilities under 80,000 square feet are expected to create permanent employment for at least 20 people on a permanent basis in the designated zone., This employment qualification shall take effect three years after the effective date of abatement and continue through the remaining term of the agreement; or
- An abatement may be granted for a maximum investment of \$500,000.00 per job created or retained.

From the date of execution of the abatement agreement to the end of the abatement period, taxes shall be payable as follows:

- The value of ineligible property as provided in section 102- 125(e) of this section shall be fully taxable;
- The base year value of existing eligible property as determined each year shall be fully taxable; and
- The additional value of new eligible property shall be taxable in the manner described in subsection 102-125(g) of this section; except as provided in subsection 102- 125(h)(5) of this section.

## Tax Abatement – Harris County

Harris County projects that may qualify for reinvestment zone and property tax abatement include the following types of facilities: manufacturing, research, regional distribution, regional service, regional entertainment, research and development or other basic industry. Abatements may be granted for new facilities, expansion of existing facilities, or the improvement to existing facilities having the effect of improving current economic conditions.

Eligible property may be extended to the value of buildings, structures, fixed machinery and equipment, site improvements plus the office space and related fixed improvements necessary to the operation and administration of the facility.

Projects may be eligible for abatement of new value subject to an abatement cap: to be calculated as \$1,000,000 per job created/retained times the number of such jobs. Such a cap shall not exceed the increased value requirement as set out in the abatement agreement, and will adjust annually.

The abatement amount each year is determined by the adjusted cap being multiplied by 50 percent in each year up to a total period of ten years and five years for research and development projects. Minimum investment is \$1,000,000 in new increased value upon completion of the contractually defined “construction period”.

Criteria for jobs: the project must be shown to directly create or prevent the loss of permanent full-time employment for at least 25 people (5 people for research development projects) within the reinvestment zone upon completion of the contractually-defined “employment period”.

The project must also be competitively sited and must be shown not to solely or primarily have the effect of transferring employment from one part of Harris County to another. Additionally, company history with compliance with state and federal environmental laws and worker safety laws are taken into consideration.<sup>33</sup>

### Chapter 380 / Municipal Grant Program

The City Council of Deer Park may, on a case-by-case basis, give consideration to providing grants or lending of personnel and/or services to stimulate or promote economic development projects and commercial activity within the city limits of Deer Park.

Eligible projects may contract with the City to receive sales tax rebates or grants, water or sewer line extensions or connections, drainage improvements, building permit fee waivers, public road extensions or grants for capital recovery fees. Eligible projects must foster development or redevelopment projects that enhance the City’s economic base, diversity and/or expand job opportunities, or promote and encourage projects that create additional revenue for the City without substantially increasing the demand on City services or infrastructure.<sup>34</sup>



source: semcog.org

### Industrial District Agreement (IDA)

The City of Deer Park operates an Industrial District that covers its ETJ. Within this Industrial District, the City has established tax incentives to encourage economic growth and expansion of existing facilities. The IDA is between the City and the specific company, and in accordance with state law, provides that the ETJ area cannot be annexed during its term, and provides certain benefits to and obligations on both parties.

<sup>33</sup> www.deerparktx.gov

## Terms

According to terms of the City's current 12-year IDA, the Company renders to the City an amount "in lieu of taxes" on Company's land, improvements and tangible personal property equal to a certain percentage of the amount of ad valorem taxes payable if the Company's land, improvements and tangible personal property had been located within the City.<sup>35</sup> Those percentages are as follows:

- 63 percent for years 2015-2018
- 64 percent for years 2019-2022
- 65 percent for years 2023-2026

## New Construction Incentives

For substantial increases in value due to new improvements that are less than 5 percent of the total appraised value or at least \$5,000,000, an amount equal to those shown below would be payable if the Company's land and improvements were located within the City during the remaining term of the agreement.

- 10 percent 1st Year after operations being
- 20 percent 2nd Year after operations begin
- 30 percent 3rd Year after operations begin
- 40 percent 4th Year after operations begin
- 50 percent 5th Year after operations begin
- Contract Rate 6th Year after operations begin

A substantial increase in value of new improvements exceeding \$100,000,000 allows the City and Company to enter into negotiations to determine new construction progressive rates.<sup>36</sup>

## Benefits

In return, the City agrees that the Company's land covered by an IDA:

- Will not be annexed within the term of agreement (*renewable*)
- Shall have no right to City services
- Shall not be subject to City ordinances governing plats and subdivision of land
- The company will not have to meet building, electrical, plumbing or inspection codes
- The City will not attempt to exercise in any manner control over the conduct of the business.

## **Recommendations**

- Incentivize owners of blighted properties to clean up or sell for redevelopment.
- Develop incentives and policies to encourage business and residential activities in appropriate locations.
- Increase the ease and speed of conducting business with Deer Park while continuing to place a priority on maintaining community values.
- Maintain business-friendly, predictable tax structure that supports public services desired by businesses and residents.
- Evaluate and determine the most effective approach for employing financial tools to help underwrite redevelopment initiatives.
- Design and manage tax incentives, with the flexibility and appropriate return-on-investment/safeguards, to attract and retain businesses and increase competitiveness.

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<sup>35</sup> [www.deerparktx.gov](http://www.deerparktx.gov)

<sup>36</sup> [www.deerparktx.gov](http://www.deerparktx.gov)

Texas Economic Development Toolbox

Action	Authority	Jurisdiction	Fiscal Tools	Project Type	Requirements	PROs	CONs
Improvement Finance and Oversight of Public Programs	CH 372.113	County	Local Government Corporations	May facilitate public ownership; not subject to public bidding requirements	Especially helpful in assembling real property	Flexible within the scope of their charter	Does not provide additional sources of revenue
Improvement Finance and Business Development	CH 211/375	Municipality	Management Districts	Public improvements in a specifically designated district	Created by Legislature, additional taxing authority, appointment of a Board	Districts ordinarily can do anything that a general law city may do within its geographic boundaries	Creation and administrative costs significant, overlapping debt
Improvement Finance	CH 311	Municipality	Tax Increment Reinvestment Zone (TIRZ)	Public improvements to promote new or re-development of specifically designated zones	An ordinance, a Project & Financing Plan, appointment of a Board, increment only available	Works best with an active developer and catalyst project, County may participate	Limited to the increment, works best with an active developer and catalyst project
Improvement Finance	CH 211	Municipality	Municipal Utility Districts	TCEQ or Legislature created taxing authority for water, sewer, drainage and park improvements	TCEQ or special legislation, 100 ac+ w/residential	Eligible costs fully reimbursed	Overlapping debt on local jurisdiction, expensive to establish
Improvement Finance	CH 372.002/103	Municipality/County	Public Improvement Districts	Public improvements in a specifically designated district	<b>Assessments</b> for specific purposes in addition to property taxes	Fund non-municipal improvements	Assessments
Business Development and Supplemental Improvement Finance	CH 372.127	Municipality/County	4B Sales Tax (subject to election)	Projects promoting commercial development and quality of life	Revenues generated by up to 1/2 cent sales tax and requires an election, appointment of Board	Provide \$ to leverage TxDOT or CDBG funding	May funds wide variety of economic development projects
Business Development and Supplemental Improvement Finance	CH 380 & CH 381	Municipality/County	Economic Development Grants and Loans	Programs to promote business development; commercial activity to promote local economic development	Developer Agreements pursuant to Sec. 380 of the Local Government Code (Sec 381 for Counties)	Ordinarily limited to "public" improvements	Does not provide additional sources of revenue
Business Development	CH 372.129	County	Hotel Occupancy Taxes	Programs or projects to promote tourism and hotel and convention industries	Revenues taxed on room rental, limited to tourism promotion	Funding for advertising or promotional materials for redevelopment	Limited uses
Business Development	CH 372.125	Municipality	Tax Abatement	New Business generation and retention	Requirements for investment and job creation established by the City, granted to individual business interest	Relatively simple to administer	Targets individual business, not area
Business Development	CH 378.001	Municipality	Neighborhood Empowerment Zones	Revitalization, relocation, job creation and retention, affordable housing	Much like a TIRZ or development agreement and may include tax abatement	Limited to 10 year term	May funds wide variety of economic development projects



# CHAPTER 15

## PARKS AND OPEN SPACE

## CHAPTER 15 - PARKS AND OPEN SPACE

The Parks, Recreation, and Open Space Master Plan was prepared for, and adopted by, the City of Deer Park in January 2013.<sup>37</sup> The goals of that plan have been incorporated in the recommended goals for the Comprehensive Plan. The Parks, Recreation and Open Space Master Plan is found in the Appendix of the Comprehensive Plan and on the City of Deer Park website;

<http://www.deerparktx.gov/index.aspx?NID=1011>

A well planned, funded, and operated parks and recreation system will serve to enhance the health and quality of life of all citizens, and enrich the environment.

Below is a list of parks within Deer Park

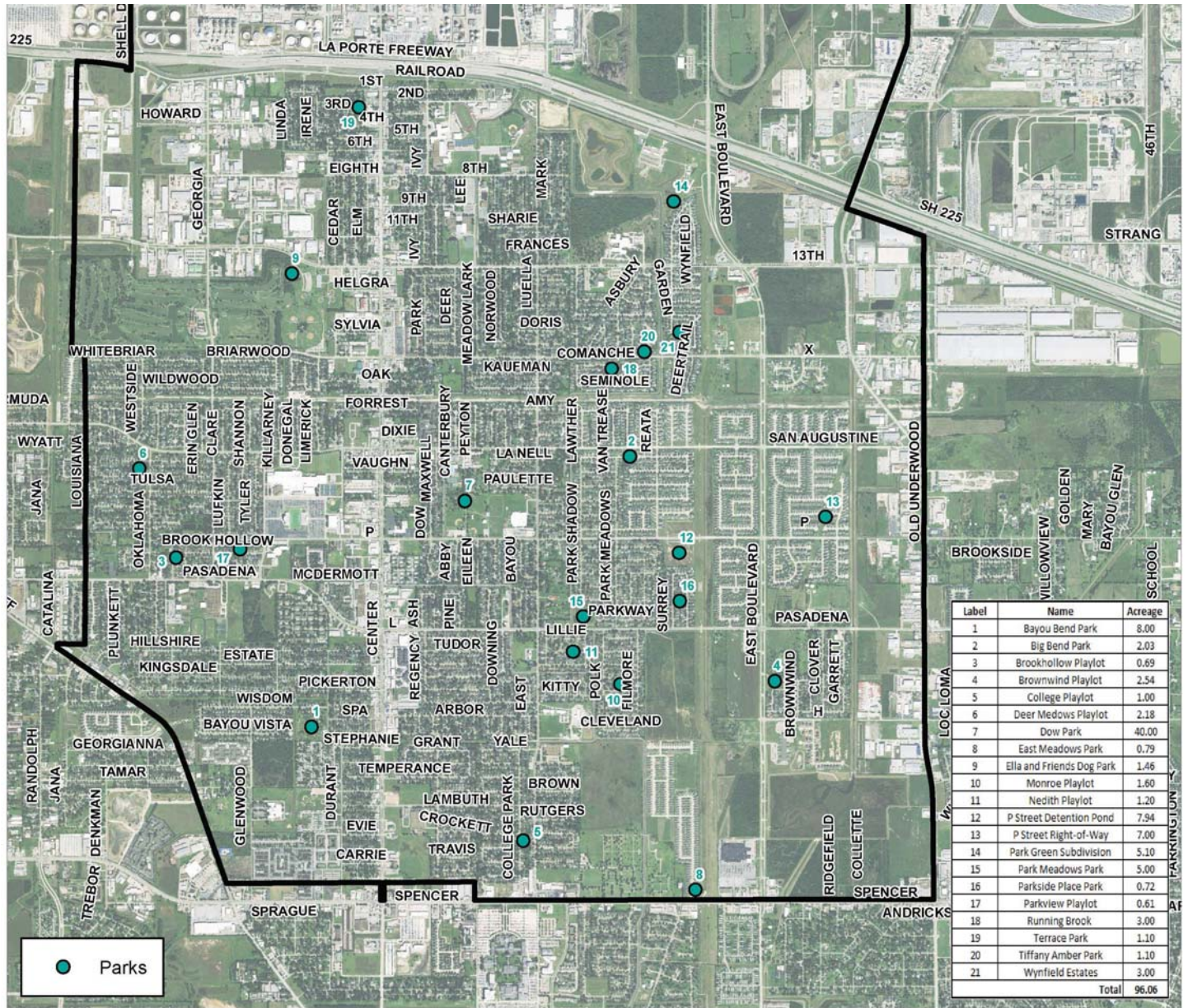
Name	Address	Size in acres (AC)
Bayou Bend Park	4200 Kalwick Dr.	8.00
Big Bend Park	1600 Big Bend Lane	2.03
Brookhollow Playlot	3117 Brookhollow Dr.	0.69
Brownwind Playlot	3901 Brownwind Trail	2.54
College Playlot	4615 College Park Dr.	1.00
Deer Meadows Playlot	Oklahoma St. & New Orleans St.	2.18
Destiny Park	Chandler Lane	1.53
Dow Park	610 E. San Augustine	40.0
East Meadows Park	5000 E. Meadows Dr	0.79
Ella and Friends Dog Park	500 W. 13th Street	1.46
Monroe Playlot	1560 Monroe St.	1.60
Nedith Playlot	3717 Nedith St.	1.20
P Street Detention Pond	1800 E. P Street	7.94
P Street right-of-way	2600 E. P Street	7.00
Park Green Subdivision	Wynfield Dr.	5.10
Park Meadows Park	1414 S. Parkway	5.00
Parkside Place Park	3400 Surrey Lane	0.72
Parkview Playlot	1109 Brookhollow Dr.	0.61
Running Brook	1400 Comanche St.	3.00
Skate Park within Dow Park	610 E. San Augustine	NA
Terrace Park	126 W. 3rd St.	1.10
Tiffany Amber Park	1800 Brookamber Circle	1.10
Wynfield Estates	1610 Wyngate Dr.	3.00
<b>Total Acreage</b>		<b>97.59</b>

While most cities have recognized the standard of one acre of recreation land per 100 residents, there has been much diversity of opinion concerning total open space requirements. Attempts have been made to establish the percentage of recreation space needed in relation to the area of the city. It has been stated that at least one-tenth of the city's acreage should be used

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<sup>37</sup> Burditt Consultants

for recreation. This type of standard cannot be completely satisfactory, however, since it does not take into consideration the population density. No rigid formula can be prescribed; all specific standards and recommendations are subject to variations, conditions, and peculiarities of the area surrounding the recreational facility.<sup>38</sup> For Deer Park, this recognized standard would result in a need for a total 325.17 acres for a city the size of Deer Park.



SOURCES: H-GAC StarMap, 2014; NAIP AERIAL, 2014



## DEER PARK PARKS (2014)

DATE: JANUARY 20, 2015

0 2,000 4,000 6,000 8,000 Feet



<sup>38</sup> www.planning.org

- Natural or unforeseeable change to the development environment. Should such events occur, such as natural or man-made disasters (hurricanes, tornadoes, petrochemical); a Plan Update should be performed.

The following process should be implemented when the City is preparing for a Comprehensive Plan Update:

- **Selection Committee:** The City Council should appoint members to a Selection Committee, which will be responsible for coordinating the process of selecting the team to update the Plan.
- **Request for Qualifications/Request for Proposal (RFQ/RFP):** City staff should prepare the RFQ/RFP in accordance with the City Charter and/or ordinances for content of such an update, as well as for notification, evaluation, and consultant selection process for City-funded projects.
- **Resource Allocation for the Comprehensive Plan Update:** The City Manager, under the oversight of the City Council and Mayor, should allocate sufficient City resources for long range planning for Deer Park. Just as it would be appropriate to allocate resources sufficient for various planning projects, it is recommended that the Deer Park Comprehensive Plan be retained as an item in the annual budget, to permit accrual of such funds necessary for constructing and/or updating the Comprehensive Plan.

### Amendments

Occasionally it may be necessary to amend the Comprehensive Plan. Other than grammatical or typographical corrections, each and every amendment to the Comprehensive Plan, including the Vision Plan, Plan Elements, or the Implementation Strategy should require:

- **Recommendation:** The Long Range Planning Committee should present its recommendation at a Planning and Zoning (P&Z) Commission (public) meeting regarding the particular amendment.
- **Opinion:** City staff should present its opinion at a P&Z Commission (public) meeting. This may be an additional P&Z meeting or the same meeting at which the Long Range Planning Committee makes its recommendation.
- **P&Z Meeting:** At minimum, one additional P&Z (public) meeting should take place, during which meeting the P&Z Commission makes its recommendation to City Council.
- **City Council Meeting:** The City Council should hold at least one council hearing regarding the proposed amendment.

### **Recommendations**

- Require screening of refuse containers, outdoor storage, including automobiles undergoing repair, and roof-mounted air handling systems to improve the visual effect and to promote pedestrian retail.
  - Prohibit head-in parking along major thoroughfares and incorporate design standards, including landscaping, for surface parking. Allow shared parking where appropriate. Loading docks should not face major thoroughfares and should be screened.
  - Consider regulations encouraging monument signs (as distinguished from “pole” signs) and require immediate removal of obsolete signs, and the repair of signs in poor condition.
  - Require landscaping and the comprehensive planting of street trees for all new and redevelopment.
  - Require utility service to individual properties to be placed underground when feasible.
  - Establish minimum sidewalk width standards.
  - Develop housing and other support facilities and programs necessary to ensure that Deer Park remains a place of opportunity for individuals and families with a variety of income and personal resources.
  - Maintain and enhance Center Street as the predominant community center for government, employment, health care, educational, cultural, entertainment activities, and as a vibrant urban residential community characterized by diverse and engaging neighborhoods.
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# CHAPTER 16

## IMPLEMENTATION

This Section explains how the Comprehensive Plan document will be used by the City to make decisions, grant variances, approve budgets, and approve ordinances. The Comprehensive Plan sets out the goals and vision for the City in order to ensure effective and efficient implementation.

To ensure effective plan implementation, boards and commissions of the City should check for consistency with the vision and policies of the Comprehensive Plan in the contexts listed below as examples (though this list should not be considered as exhaustive or limiting to the advisory capacity of the Committee).

- **CIP:** The Comprehensive Plan provides guidance for where Deer Park should direct future growth in order to close the tax gap and ensure a high level of service for its citizens. The Plan should assist in determining criteria for the provision of future infrastructure projects in Deer Park, including location, timing, and implementation.
- **Subdivision/Development Code:** The ordinances that relate to development as they are updated individually or if they are collectively gathered and expanded into a Deer Park Development Code. The character and location of future development should be guided by City codes that are consistent with the Comprehensive Plan.
- **Parks, Recreation, and Open Space Plan:** Decisions regarding open space in Deer Park should expand from a system-based approach, as outlined in the Parks, Recreation, and Open Space Plan element. Meaningful public spaces should form a network, and recommendations for sites of block parks, neighborhood parks, and community parks are each illustrated on maps included in the Parks, Recreation, and Open Space Plan. Much like the Public Facilities and other items, decisions about open space should be made in reference to benchmarks that are denominated in units of future population and service ratios.
- **Public Facilities Plan:** The Facilities Plan element offers benchmarks to guide Deer Park in order to ensure that provision of fire and police services expands as the City grows. Ratios of staff to residents at current population levels, 2030 levels, and build out levels in comparison to exemplary cities provide staffing guidance for the Long Range Planning Committee and the City. Maps of service zones should also serve the Committee in decisions about locations of future emergency response stations.
- **Taxes, Annual Municipal Budget:** The Tax Gap Analysis in the Assessments element and the Revised Tax Gap Analysis address Deer Park's financial vitality based on the City's tax rate, population, and cost of government per capita (level of service). In order to support the City's population through an adequate level of provision of City services and attract growth, the city must seek to create sustainable property values that result in stable property tax revenues to provide revenues to pay for necessary services. The Strategic Plan outlines operational considerations that have been adopted and will be complementary to the Comprehensive Plan Vision.
- **Zoning Ordinance:** The goals of the Comprehensive Plan outline the vision and will guide the development of implementation standards for the both Zoning Ordinance and Subdivision Ordinance. The goals to be business friendly.

## Comprehensive Plan Updates and Amendments

### Updates

The Deer Park Comprehensive Plan should be updated regularly to address the changes to the City's context as growth continues and to ensure continued movement toward reaching long range goals. The following benchmarks are advisable for determining need for update of the Comprehensive Plan:

- **Time following adoption.** It is recommended that the Plan be updated at least every five years.
- **Attainment of population benchmarks.** If population growth fluctuates significantly, causing attainment of the 2030 projection or build-out projection prematurely, it is recommended that the City perform a Plan Update.
- **Change in economic conditions.** Should the economic base for the community change, due to significant growth in a new market sector or significant change in the employment base, a Plan Update should be performed.