



Implementation

8.1 — Introduction

The final chapter of the Comprehensive Plan is entitled appropriately, as the Plan requires implementation for it to become a utilitarian, living document that represents the City’s near-term and long-term vision for its built environment and guides development and redevelopment. The preceding chapters— introduction, vision, community profile, land-use, transportation, community enhancement, and safety— contain a composite of statistics, descriptions, analyses, recommendations, and action items to achieve the overall vision for the City. The Comprehensive Plan features a number of strategies to achieve its goals; some require extensive capital, time, and due diligence while others are readily attainable. The first step toward implementation of the Comprehensive Plan is a recommendation for adoption by the Planning and Zoning Commission followed by formal adoption by City Council.

8.2 — The Continuous Planning Process

While the Comprehensive Plan must be updated every five years, in accordance with the City Charter, as this schedule corresponds with the dynamic nature of the municipality—growth patterns, economic development, transportation, infrastructure, and much more—modifications and refinements can be made to the Comprehensive Plan when warranted—before the five-year mandate. The process to amend the Plan is initiated by the Planning and Zoning Commission with final approval by City Council.

8.3 — Implementation Process

The Comprehensive Plan, which serves as a guide for elected and appointed officials, City Staff, constituents, property owners, and prospective investors, delineates methods, strategies, tools, and programs for implementing elements of the overall vision that lead to development and redevelopment. Land use regulations, development criteria, zoning, building codes, capital improvement programs, public-private partnerships, and the City’s annual budget serve as conduits for implementation.

8.4 — Funding Sources

As most projects require capital for implementation, funding can be derived from a variety of sources, including federal, state, and county government, private investors, and foundations. Creation of public-private partnerships, management or special districts, or economic development projects constitute potential sources of funding.

8.5 — Implementation Actions

The Comprehensive Plan is a dynamic, comprehensive document that requires implementation for it to transcend from text into reality. After its adoption, it serves as a guide for the development and redevelopment of the City. The Plan’s implementation rests upon action as depicted in the timeline. (See following pages)

| Action | | 0-2 Years | 2-4 Years | 5+ Years |
|--|---|--------------|--------------|-------------|
| Goal: 4.1 Redevelop NASA Parkway and ensure that the City of Webster establish a mixed-use pedestrian-friendly corridor | | | | |
| 1 | Evaluate other similar mixed-use projects throughout the region to facilitate the successful completion of the NASA Parkway Revitalization Plan | X | | |
| 2 | Encourage the redevelopment and rehabilitation of older properties within the City | X | X | X |
| 3 | Create a strategy for redeveloping underutilized, antiquated or substandard properties within the NASA Parkway Revitalization Plan | X | | |
| 4 | Consider the creation of an indoor/outdoor theatre within the NASA Parkway District for live performances that complement other projects | | X | X |
| Goal 4.2: Encourage the redevelopment and rehabilitation of older properties within the City | | | | |
| 1 | Research jurisdictional programs that encourage the rehabilitation and redevelopment of older properties | X | | |
| 2 | Work with property owners, potential buyers, and developers for redevelopment opportunities within the City | X | X | X |
| Goal 4.3 Resolve non-conforming properties and non-conforming uses within the City when appropriate | | | | |
| 1 | Continue to monitor non-conforming properties and uses within the City and enforce non-conforming regulations | X | X | X |
| 2 | Ensure that non-conformities are eliminated when a property is further developed or expanded | X | X | X |
| Goal: 4.4 Ensure that large parcels within the City are developed in a way to maximize development opportunities | | | | |
| 1 | Ensure that larger tracts of land utilize shared detention ponds and other shared infrastructure | X | X | X |
| 2 | Promote the utilization of planned developments to ensure that large, undeveloped tracks maximize their development potential and provide for shared amenities and other enhancements | X | X | X |
| Goal: 4.5 Foster an increasing amount of single-family residences within the City | | | | |
| 1 | Encourage the development of single family homes, townhomes, and patio homes on vacant residential areas within the City | X | X | x |
| 2 | Facilitate the completion of the Edgewater Planned Development, which provides for a substantial increase of single-family residences | X | X | |
| Goal: 4.6 Preserve the integrity of existing neighborhoods to ensure quality residential areas | | | | |
| 1 | Protect existing and future residential development from encroaching or adjacent incompatible land uses | X | X | X |
| 2 | Ensure that residential properties within the Webdale, Brad Court, and Green Acres subdivisions remain single-family residential | X | X | X |

| Action | | 0-2 Years | 2-4 Years | 5+ Years |
|---|--|--------------|--------------|-------------|
| Goal 4.7 Provide a variety of recreation opportunities to meet the existing and future needs of Webster's residents | | | | |
| 1 | Continue to develop both active and passive recreation areas and facilities for the municipality's neighborhoods | X | X | X |
| 2 | Use utility easements for trails and pedestrian connections between parks and major nodes in the community such as schools, government offices, and neighborhoods | X | X | X |
| 3 | Continually update the parks plan on a timely basis to coordinate recreation opportunities | | X | |
| Goal 4.8 Conserve and protect valued natural resources and ensure development is compatible with the natural environment | | | | |
| 1 | Promote the use of floodplains, drainage swales, and wetlands as open space or amenities | X | X | X |
| 2 | Promote the utilization of native Texas plant species to reduce the amount of water being utilized for landscaping | X | X | |
| Goal 5.1 Establish a hierarchy of thoroughfare classifications that facilitate safe and convenient flow of traffic throughout the community. | | | | |
| 1 | Acquire additional right-of-way, as needed, to facilitate turn lanes and acceleration/ deceleration lanes to provide increased traffic capacity and mobility at intersections | X | X | X |
| 2 | Adopt access management regulations for arterial roadways pertaining to driveways, street connections, medians and median openings, auxiliary lanes, on-street parking, traffic signals, turn lanes, and pedestrian and bicycle facilities | X | X | X |
| 3 | Require traffic impact studies and mitigation actions for large scale development proposals | X | X | X |
| 4 | Collaborate with TxDOT, H-GAC, and Harris County in achieving desired infrastructure improvements in conformance with the Thoroughfare Plan | X | X | X |
| Goal 5.2 Promote alternative modes of transportation and related facilities including pedestrian and bicycle routes | | | | |
| 1 | Fund and construct a comprehensive pedestrian and bicycle system to serve both recreational and alternative transportation needs | X | X | X |
| 2 | Pursue Federal and State financial assistance grants for pedestrian and bicycle transportation projects | X | X | X |
| 3 | Continue aggressive enforcement of speed limits and other traffic laws near schools, parks, and residential areas | X | X | X |
| 4 | Prioritize sidewalk projects to promote connectivity | X | X | X |
| Goal 5.3 Plan for the increasing demand for transportation facilities while preserving and enhancing the attractiveness of the environment | | | | |
| 1 | Ensure that all transportation projects include landscaping of green spaces within the right-of-way and other aesthetic enhancements, consistent with traffic safety and design standards | X | X | X |
| Goal 6.1 Enhance the visual and aesthetic character of the community through the establishment of programs, standards, and guidelines | | | | |
| 1 | Develop and implement guidelines and standards to enhance the aesthetic appeal of the community | X | X | X |
| 2 | Create a program to organize and promote the maintenance and upkeep of neighborhoods and business districts | X | X | X |
| 3 | Continue to cite and enforce code violations | X | X | X |
| 4 | Enhance and maintain public infrastructure, such as streets, traffic signals, signage, sidewalks, crosswalks and parks, especially in highly visible areas of the community | X | X | X |

| Action | | 0-2 Years | 2-4 Years | 5+ Years |
|--|--|--------------|--------------|-------------|
| Goal 6.2 Improve corridors and gateways into and throughout the community to promote strong branding and first impression | | | | |
| 1 | Generate specific gateway and corridor plans for public improvements, such as traffic signals, landscaping, and entrance signage | X | X | X |
| 2 | Design, fund, and construct appealing monument signage and install them at unmarked gateways | X | X | X |
| 3 | Utilize plant materials that are proven performers in the region, install low maintenance, hardy, drought resistant and resilient plant materials in public rights-of-way | X | X | X |
| 4 | Determine and pursue additional funding sources for enhancement projects and develop a timeline for submitting applications to necessary agencies | X | X | X |
| Goal 6.3 Improve the visual environment in high priority areas of the City by relocating or burying overhead power and utility lines where practical and feasible | | | | |
| 1 | Identify and consider alternative solutions for overhead power lines. Partner with local utility providers to determine cost, timing, and feasibility of relocating overhead lines underground throughout the City or in targeted locations such as defined enhancement corridors and nodes. Incorporate costs to bury overhead power lines along enhancement corridors into the Capital Improvement Program and Annual Budget | | X | X |
| 2 | Amend applicable ordinances, whenever possible, to require utility lines to be buried, or utility easements to be located at the rear of lots, or along the perimeter of new subdivisions | X | X | X |
| Goal 6.4 Revitalize antiquated commercial areas of the City | | | | |
| 1 | Research funding opportunities for enhancing business corridors | X | X | X |
| 2 | Consider the creation of a management district within Webster, which has the authority to levy an assessment apportioned for improvements within a focused area | X | X | |
| Goal 6.5 Create an attractive pedestrian friendly environment throughout the City of Webster to accommodate residents and visitors | | | | |
| 1 | Promote and fund the installation and use of decorative sidewalks, paved and raised crosswalks, pathways, and trails to create a variety of pedestrian-friendly environments, including trails within utility corridors | X | X | X |
| 2 | Identify multi-modal corridors to ensure public safety | X | X | X |
| 3 | Research funding opportunities for community enhancement | X | X | X |
| Goal 6.6 Encourage community activities that promote Webster's brand. | | | | |
| 1 | Create, publicize, and encourage participation in community activities and events | X | X | X |
| 2 | Create positive partnerships among businesses, property owners, and the City to foster meaningful activities and initiatives | X | X | X |

| Action | | 0-2 Years | 2-4 Years | 5+ Years |
|--|--|--------------|--------------|-------------|
| Goal 7.1 Prevent, control, and reduce crime (Police Department) | | | | |
| 1 | Provide an appropriate level of law enforcement service | X | X | X |
| 2 | Foster mutual aid agreements with other local, state, and federal law enforcement agencies | X | X | X |
| 3 | Maintain an average response time of four minutes or less for priority 1 (life threatening) calls | X | X | X |
| 4 | Utilize innovative policing techniques for reducing crime within the community | X | X | X |
| Goal 7.2 Collaborate with citizens, businesses, and other stakeholders to prevent crime (Police Department) | | | | |
| 1 | Partner with community stakeholders to educate the public about crime prevention | X | X | X |
| 2 | Support neighborhood crime watch groups, citizens police academy programs, and other volunteer-based initiatives to reduce crime | X | X | X |
| Goal 7.3 Maintain a high level of service (Fire Department) | | | | |
| 1 | Ensure that "first out" (engine/aerial/rescue) apparatus has four personnel assigned per unit, and ancillary and support units are adequately staffed | X | X | X |
| 2 | Plan for additional personnel and equipment as residential population exceeds 15,000 or commercial businesses exceed 3,000, and call volume exceeds 1,500 requests annually | X | X | X |
| 3 | Review and modify the Fire Protection Plan to ensure best practices are achieved | X | X | X |
| 4 | Monitor and analyze fire station location(s) to provide adequate service as growth occurs | X | X | X |
| 5 | Provide an average response time of 4 minutes 59 seconds or less for priority 1 (life threatening) calls | X | X | X |
| 6 | Foster mutual aid agreements with other local, state, and federal law enforcement agencies | X | X | X |
| Goal 7.4 Maintain and replace apparatus as needed to ensure Webster's ability to meet service demand (Fire Dept.) | | | | |
| 1 | Replace vehicles according to time in service—i.e., aerial apparatus every 15 years, Fire Department engines every 10-20 years, lightweight support vehicles every 5 years | X | X | X |
| 2 | Purchase vehicles and equipment as needed to meet demand or special conditions | X | X | X |
| Goal 7.5 Deliver effective level of service (Fire Department) | | | | |
| 1 | Ensure appropriate level of emergency medical services to satisfy calls for service: Achieve response time of under 4 minutes 59 seconds for 90% of priority one (life threatening) calls and under 9 minutes 59 seconds for priority two (non-life threatening) calls | X | X | X |
| Goal 7.5 Achieve an effective plan (Emergency Management) | | | | |
| 1 | Coordinate with multiple departments, volunteer, non-profit, state, local, and federal agencies, and surrounding jurisdictions to plan for emergencies | X | X | X |
| 2 | Ensure that the City's plan is compliant with State and Federal guidelines | X | X | X |