

Westside Master Plan

APRIL 8TH, 2025



PLANNING &
LANDSCAPE
ARCHITECTURE

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Background

- Fast growth on City's westside drives need for Regional Master Plan
- Master Plan Goals
 - Productive Land Usage
 - Infrastructure
 - Economic Development
 - Placemaking
- LJA hired in March 2024 to help Staff develop Plan

Purpose of the Master Plan

- Guiding Long-Term Growth and Development
- Addressing Key Challenges and Opportunities
 - Economic Health
 - Infrastructure
 - Flooding and Stormwater Management

Master Plan Goals



Parks and Open Space

Enhance quality of life, provide recreational opportunities, and promote environmental sustainability.



Productive Land Usage

Maximize the potential highest and best use of vacant land along the Grand Parkway Corridor.



Placemaking

Create vibrant spaces where residents and visitors can live, work, and play.



Economic Development

Foster job-generating growth, enhance citizen access to goods, services, and entertainment, and attract high-quality investments.



Infrastructure Planning

Integrate roads, parks, utilities, and trails into future development seamlessly.

Purpose of the Master Plan

- Creating a balanced, resilient community
 - Manage growth
 - Enhance quality of life
 - Integrate parks, trails, and natural areas
- Shared Vision for the Future

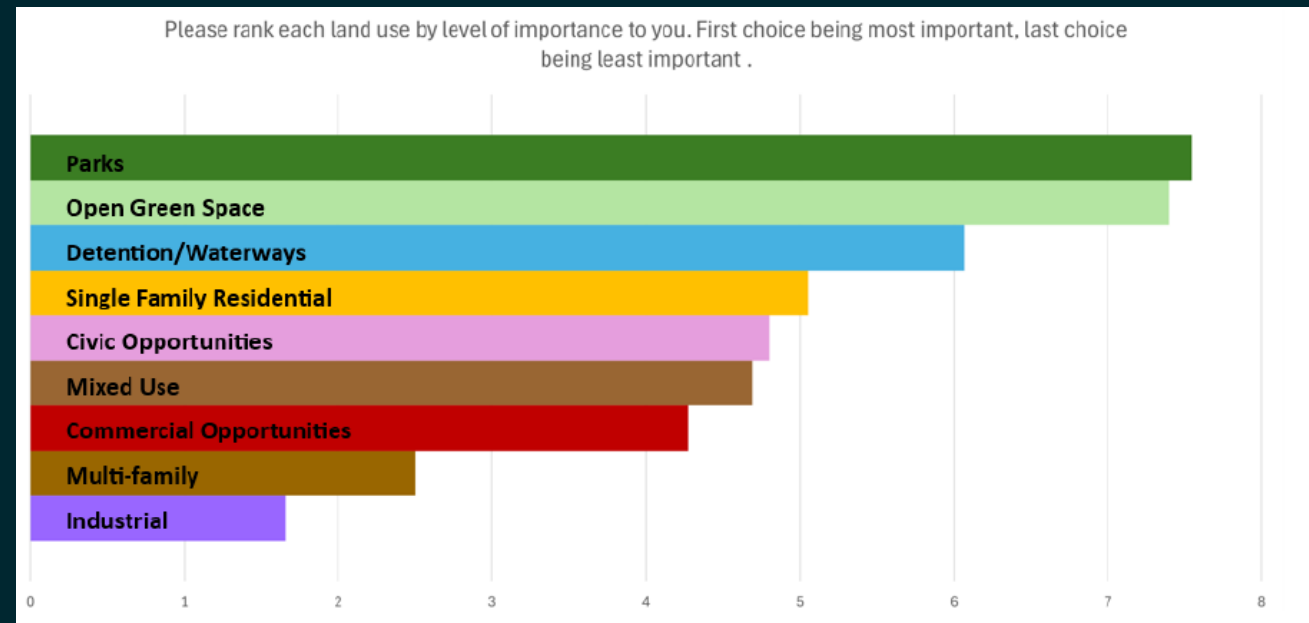
Context and Importance of the Master Plan

- Balance Growth with Sustainability
- Coordinated Detention and Drainage Planning
- Tax Base
- Fiscal and Physical Health of the City



Project Overview

- Key Stakeholders and Contributors
- Public Engagement
 - Survey #1
 - Public Open House
 - Survey #2



Key Study Insights

- Hydraulics & Hydrology
- Infrastructure and Mobility
- Environmental and Cultural Considerations



Key Study Insights

- Growth Potential
 - Baseline vs Aspirational

CMA Demographics and Housing

- Estimated 2024 population: 365,605
- Median age: 37.78
- Median household income: \$85,004
- Total Households: 136,268
- Average household size: 2.62
- Households without children: 68.5 percent
- Approximate area workforce: 124,500*
- Workforce living outside of the CMA: 64 percent*
- Total Homes: 125,022
- Owner-occupied units: 65 percent
- Share of single-family units: 76 percent

Design and Sustainability

- Landscape and Sustainability
- Green Infrastructure
- Park Recommendations

Example Streetscape with Green Infrastructure



Future Land Use Plan & Strategy

- Future Land Use Plans
- Overview of FLUP Creation

SHOPPING

59% of respondents show interest in more shopping opportunities, with a significant emphasis on specific stores and types of development that align with environmental and community values.

ENTERTAINMENT

72% of respondents indicated interest in more entertainment opportunities, with a significant emphasis on outdoor, family-friendly, and community-oriented options. There is also a strong desire to balance development with environmental preservation and infrastructure improvements.

EMPLOYMENT

69% of respondents indicated interest in more employment opportunities, with significant emphasis on sustainable development that balances economic growth with environmental conservation and infrastructure improvements.

RETAIL/RESTAURANTS

65% of respondents indicated interest in more retail and restaurant options, with a strong preference for developments that support local businesses, preserve green spaces, and enhance the community's quality of life.

Future Land Use Plan & Strategy

- Option A
 - Prioritized detention and commercial development
- Option B
 - Integrated and holistic approach to development



Future Land Use Plan & Strategy

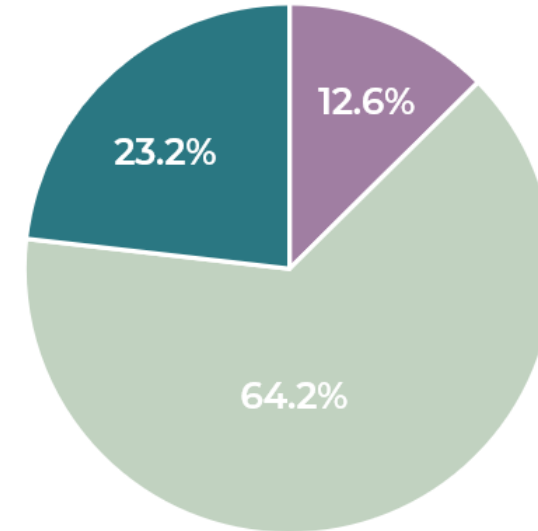
Option A

- Only favored by 12.6% of respondents

Option B

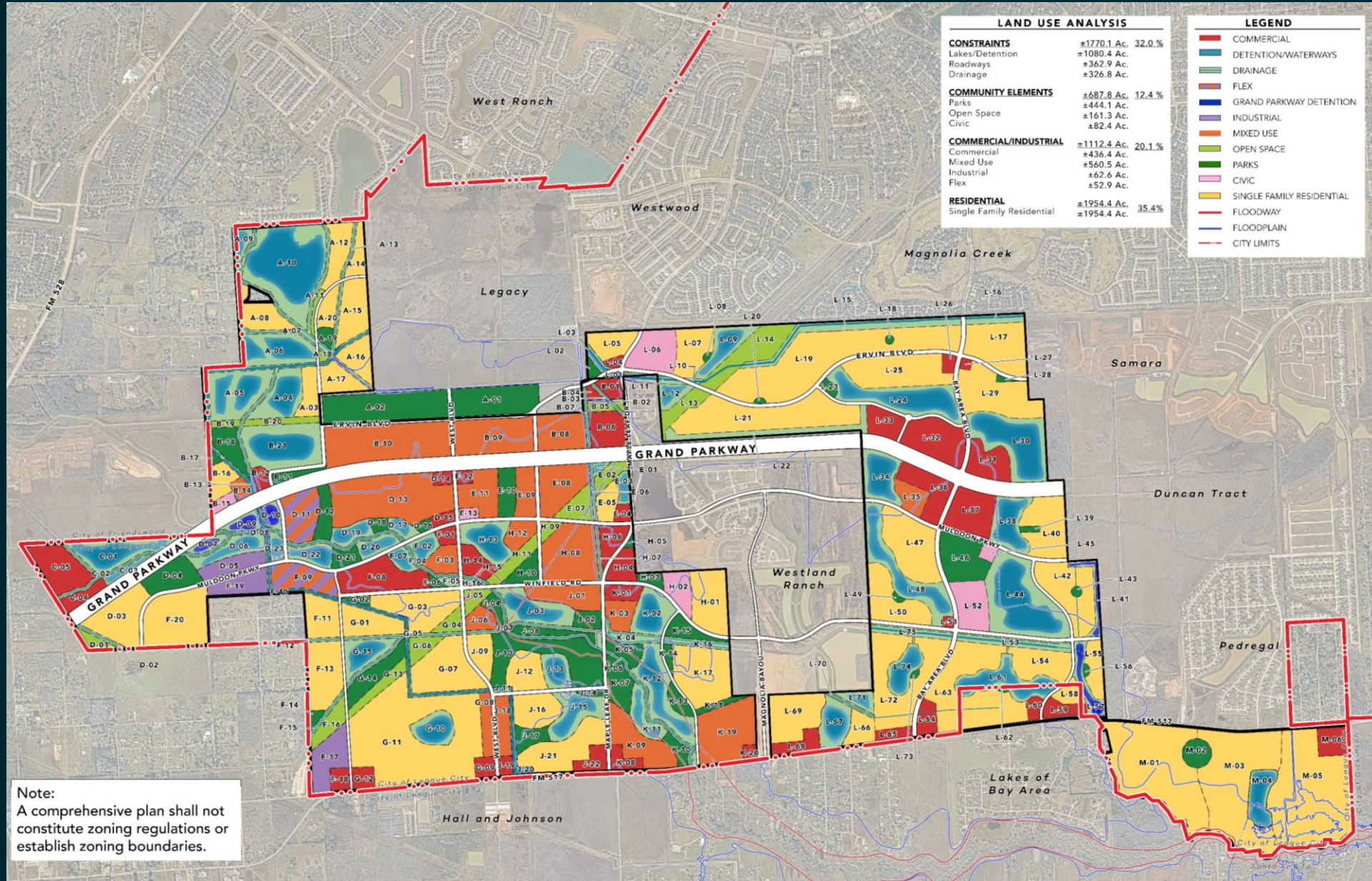
- Over 64% of the public responded favorably to Option B
- Favored by both TAC and SSC

WHICH PLAN ALIGNS BETTER WITH
YOUR LONG-TERM VISION FOR LEAGUE CITY?



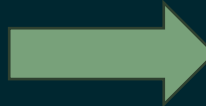
■ Option A ■ Option B ■ Other or Neither

Future Land Use Plan



Key Objectives of the Future Land Use Plan

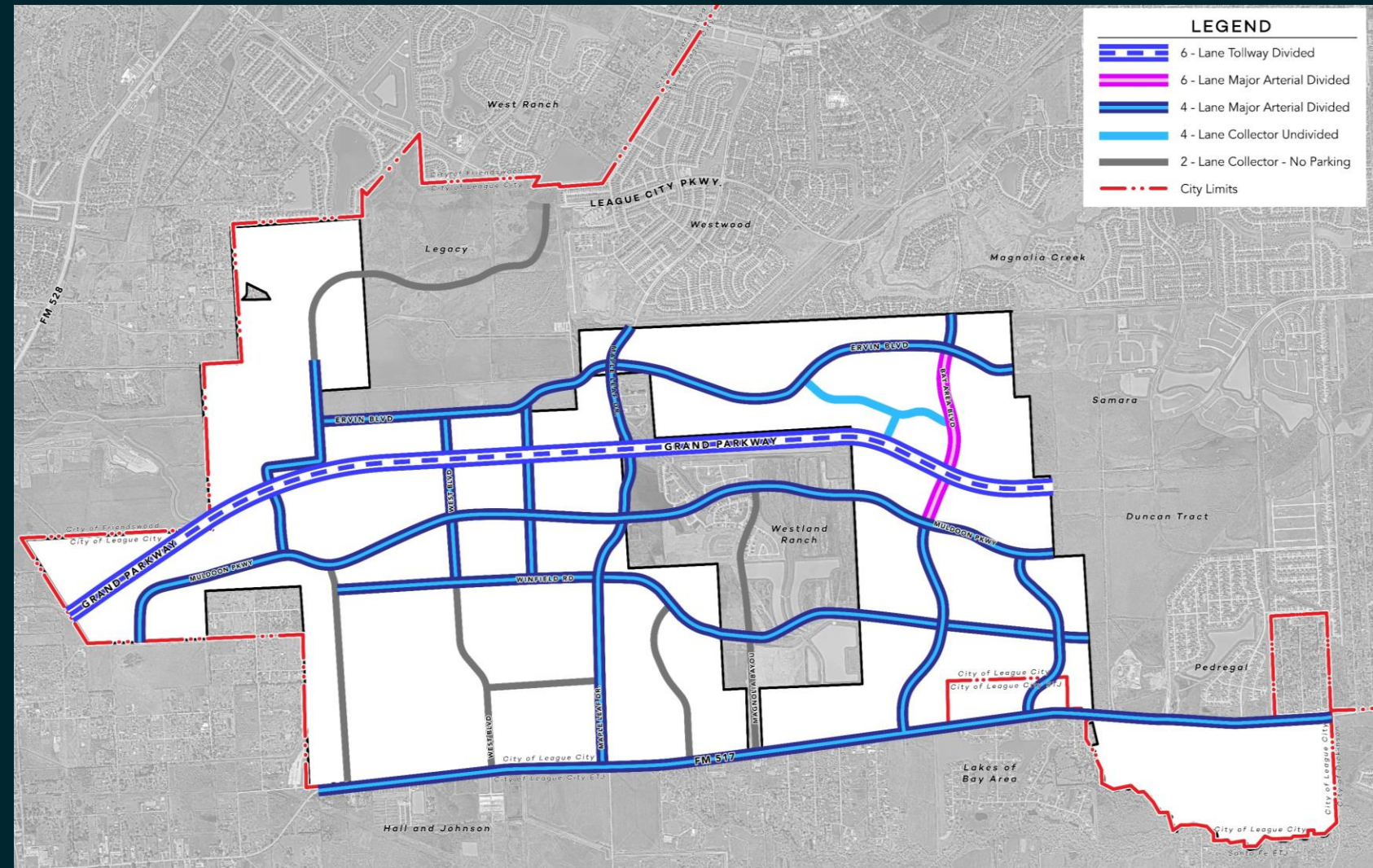
- Diversifying Land Uses



Key Objectives of the Future Land Use Plan

- Enhancing Resident Quality of Life
- Fostering Economic Growth and Tax Base Diversification
 - Residential-to-commercial tax ratio
 - Reduce long-term financial burden on League City property owners
 - Diversification for fiscal health
 - Economic Development

- Improving Mobility and Connectivity



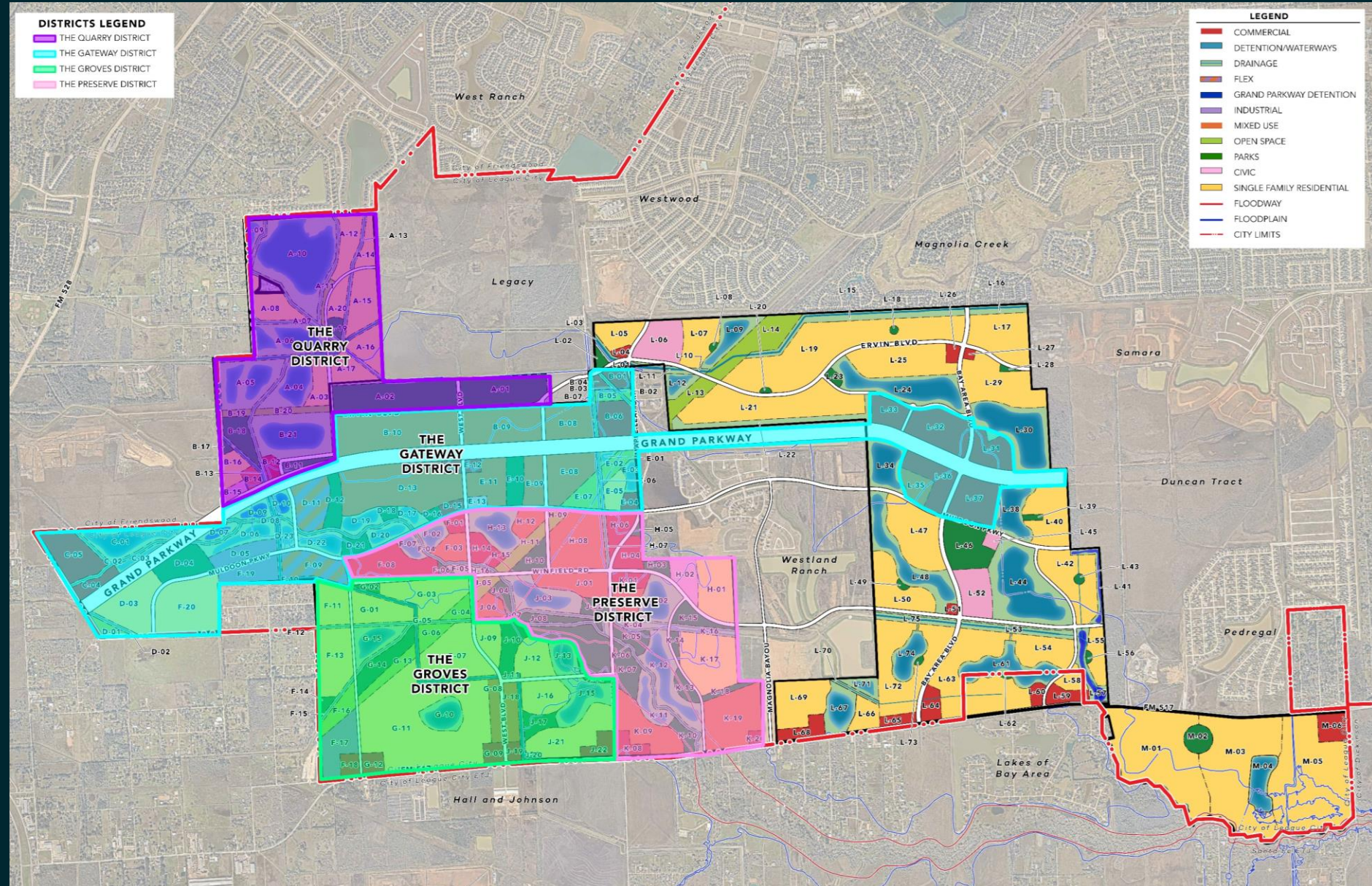
Key Objectives of the Future Land Use Plan

- Maintaining Environmental and Recreational Spaces
 - Preserving green spaces and recreational areas
 - Developments are complemented by public parks, greenways, and recreational facilities
 - Contributes to a higher quality of life
- Dual Purpose Detention



Districts

- The Gateway
- The Preserve
- The Groves
- The Quarry



Implementation Strategy

- Actionable Steps:
 - Zoning and Land Use
 - Policy Revisions
 - Infrastructure Improvements
 - Parks and Open Spaces
 - Branding
- Monitoring & Updates

Conclusion & Next Steps

- Workshop Goals
- Next Meeting Steps
 - Planning & Zoning Commission – April 21, 2025
 - City Council Action – May 13, 2025