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## Land Use Plan

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### Land Use Concepts

Low Density Residential uses are found primarily on the central and eastern portions of the planning area, with a small area of single-family residential parcels located in the southern portion of the commercial corridor bounded by S. Presa St. and S. St. Mary's St.

The Proposed Land Use Plan places an emphasis on maintaining the existing low-density housing pattern in the majority of the area between Interstate Highway 37 and S. Presa St. and containing commercial development to S. St. Mary's St. and S. Presa St. Existing commercial uses are desired in the interior of the neighborhood, however expansion of these uses are not desirable in the established low to moderate density areas. Though the community's desire is to prevent commercial intrusion to residential areas, a mixture of uses including single-family residential are desired within the designated mixed-use / neighborhood commercial area.

The proposed Victoria Courts Redevelopment will consist of high-density, moderate-density and low density residential areas which digress in scale from north to south. The development will also include a substantial green space on the eastern edge of the neighborhood adjacent to Interstate Highway 37.

The following land use definitions and examples further explain the desired future uses of the land within the Lavaca Neighborhood.

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## Land Use Plan

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The Land Use Plan will identify the preferred land development pattern for the Lavaca Planning Area. The location of different land uses is based on existing uses, neighborhood discussions and existing policies from the City's *Master Plan*. Each land use classification is described in the following table.

After City Council approval of the Lavaca Neighborhood Plan, the Planning Department will consult the Land Use Plan as a guide for developing staff recommendations on individual zoning cases.

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### Land Use Classifications

### Description

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#### Low-Density Residential

**Low-density residential** uses include single-family houses on individual lots. Low-density residential also includes duplexes and granny flats or garage apartments. Existing three and four family dwellings are desired within the geographic area of this classification (See Proposed Land Use Plan Map). However, new three and four family dwellings, including conversion of large single-family homes are not desired.



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#### Medium-Density Residential

**Medium-density residential** uses include small apartment buildings, town homes, and converted single-family homes. Low-density residential uses also can be found within this classification.



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#### High-Density Residential

**High-density residential** uses include large apartment buildings. Medium and low-density residential uses also can be found within this classification.

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**Mixed Use:  
Neighborhood Commercial/Office/  
Residential**



**Mixed Use** includes small offices (dentists, insurance, professionals, non-profits, etc), small retail establishments (coffee shops, cafes, shoe repair shops, gift shops, antique stores, specialty retail shops, hair salons, day care, drug stores), nursing homes, convalescent centers, assisted living and small churches. Residential uses can be in the same building with retail and office uses. This includes live/work units, small apartment buildings, residential above retail, and townhouses. The scale of these uses should be compatible and consistent with that of the existing commercial/residential development along the commercial corridors of the neighborhood.

Appropriate buffering is required if this use abuts a residential use.

**Neighborhood commercial** includes moderate-intensity convenience retail or service uses, generally serving the neighborhood area. Uses include those in the Mixed-Use category as well as grocery stores, restaurants that serve alcohol, drive-in restaurants, dry cleaners, car washes, and small retail plant nurseries.

Appropriate buffering is required if this use abuts a residential use.

Intense uses, even at a small scale, such as industrial manufacturing, car body repair, product distribution centers, service-oriented vehicle marshaling yards and equipment/material storage yards are explicitly undesired in the use category. \*



**Public/Institutional**

**Public, quasi-public, utility company and institutional** uses, such as schools, government facilities and libraries are included in this classification.

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## Parks

**Parks** include existing city, county or national recreational lands or open spaces that are available for active use, passive enjoyment or environmental protection, including walking and biking trails.

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\*Additional description of the desired uses can be found in the *Heart of the Neighborhood* Section of the Lavaca Neighborhood Plan. The desired uses are explicit and further define the scale of the uses that are consistent with that of the neighborhood.

