

# Land Use

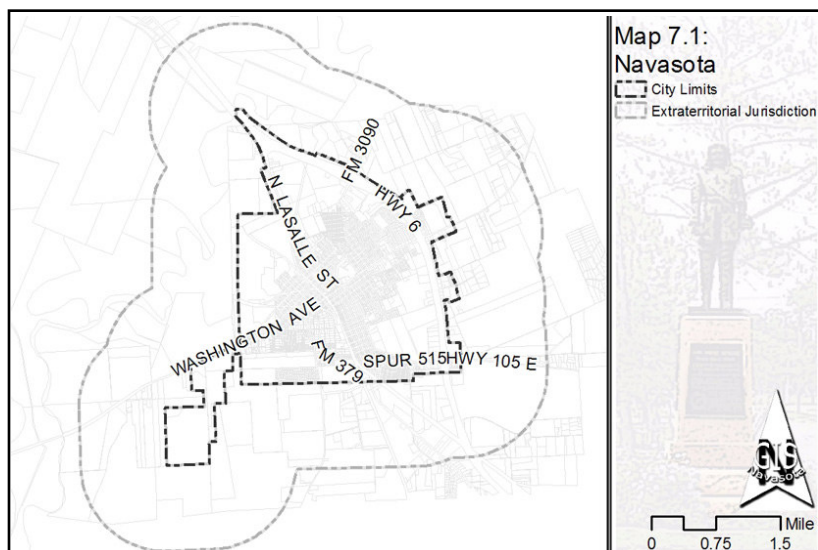


## SECTION 7 – LAND USE

### Introduction

Land use planning involves the arrangement of land in order to ensure the compatibility of different land uses. Proper land use is vital to promote public health, safety, morals, and the general welfare of the City. Planning for future and existing land use is also essential for a successful growth management strategy of a city.

A land use survey of the City of Navasota was completed in January of 2004. The land use for each parcel was coded, with the primary use taking precedent over minor accessory uses. The land units used for the survey were legal property parcels derived from the Grimes County Central Appraisal District's plat maps. The survey illustrated that the city limits of Navasota encompass roughly 4,128 acres, 3,239 of which are platted land parcels. The City of Navasota also controls an additional 10,998 acres of land within its extraterritorial jurisdiction (ETJ). The city limits of Navasota can be viewed on Map 7.1. The ETJ extends roughly one mile around the city limits. Due to the nature of the land use data collection and survey the following area and percentage numbers are based on the parcelized land area, not the overall city limit area. Specifically, land such as right-of-way, water bodies and other non-parcelized land uses are not represented in the statistics presented here.



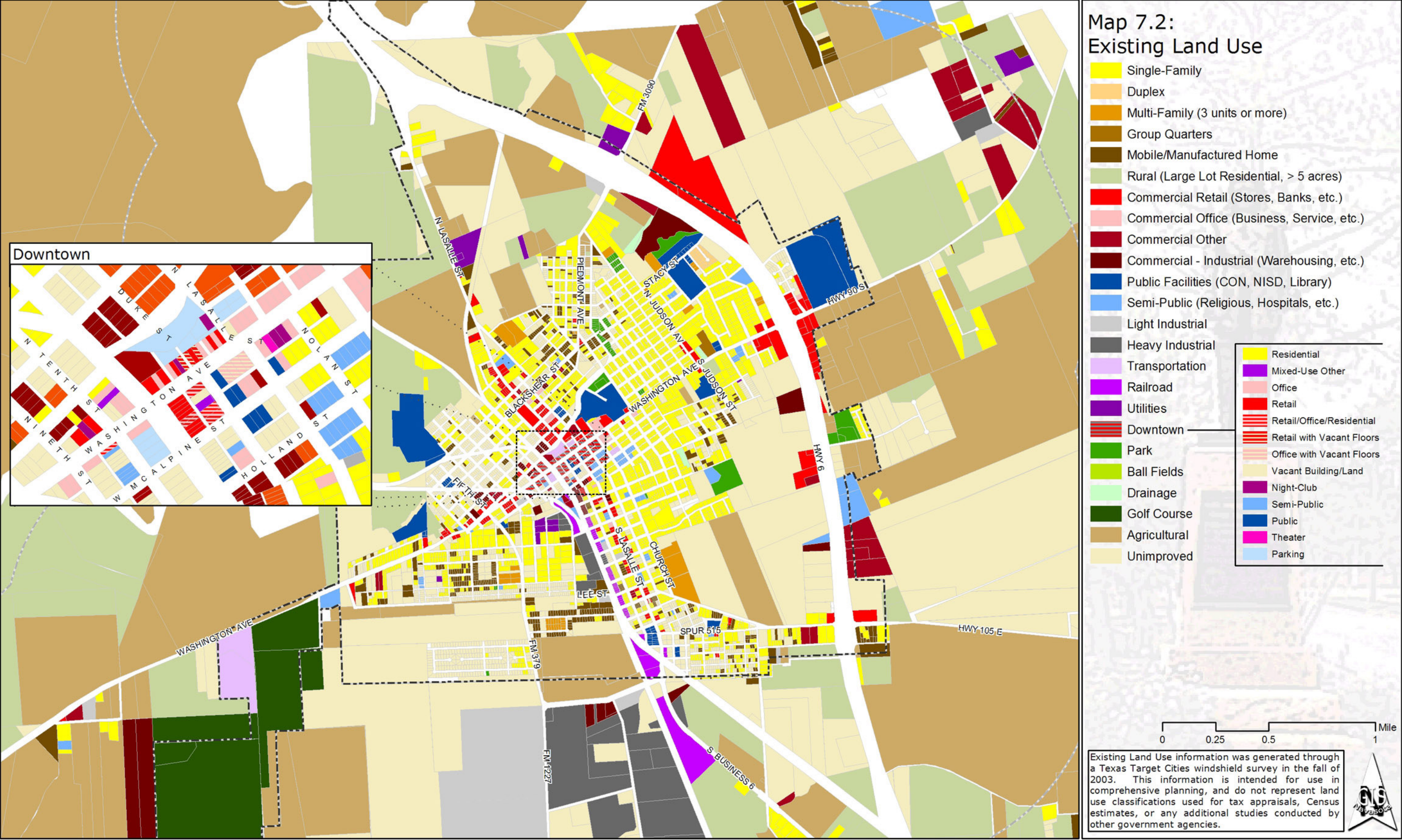
## Land Use Classifications

During the land use survey, the following classifications were used (Table 7.1) and are shown on Map 7.2.

**Table 7.1: Land Use Classifications**

<b>Residential</b>	<ul style="list-style-type: none"> <li>- Single Family Residential</li> <li>- Duplex Residential</li> <li>- Multi-Family (Tri/Four-Plexes, Apartments)</li> <li>- Group Quarters (Nursing Home, Assisted Living)</li> <li>- Mobile/Manufactured Home</li> </ul>
<b>Commercial</b>	<ul style="list-style-type: none"> <li>- Commercial Retail/Trade/Service (Banks, Stores)</li> <li>- Commercial Office (Reality/Professional Offices)</li> <li>- Commercial Other (Body Shops, Driving Ranges)</li> </ul>
<b>Industrial</b>	<ul style="list-style-type: none"> <li>- Commercial-Industrial (Warehouse Sales)</li> <li>- Light Industrial (Assembly Line)</li> <li>- Heavy Industrial (Pipe Fabrication)</li> </ul>
<b>Public/Institutional</b>	<ul style="list-style-type: none"> <li>- Public (City Buildings, Schools, Library)</li> <li>- Semi-Public (Religions Institutions, Hospital)</li> </ul>
<b>Transportation</b>	<ul style="list-style-type: none"> <li>- Transportation (Air, Parking as a primary use)</li> <li>- Railroad (Railroad Facilities)</li> <li>- Utilities/Communications (Telecommunications Waste Water Treatment)</li> </ul>
<b>Downtown</b>	<ul style="list-style-type: none"> <li>- Mixed Use               <ul style="list-style-type: none"> <li>Residential/Retail</li> <li>Residential/Office</li> <li>Retail/Office</li> <li>Mixed-Use Other</li> <li>Retail/Vacant</li> <li>Office/Vacant</li> </ul> </li> <li>- Downtown Public/Semi-Public</li> <li>- Non-Profit</li> <li>- Entertainment (Theater, Tavern, Night-Club, Restaurant)</li> <li>- Retail</li> <li>- Office</li> <li>- Residential</li> <li>- Vacant</li> </ul>
<b>Open Space</b>	<ul style="list-style-type: none"> <li>- Parks</li> <li>- Ball Fields</li> <li>- Drainage Facility (detention pond)</li> <li>- Golf Course</li> </ul>
<b>Agriculture</b>	<ul style="list-style-type: none"> <li>- Agriculture (As the primary use)</li> </ul>
<b>Rural/Unimproved</b>	<ul style="list-style-type: none"> <li>- Rural (residential development of &gt; 5 acres, may contain other minor uses)</li> <li>- Unimproved (may include land with abandoned, or minor structures deteriorated barn)</li> </ul>







The percentages of existing land use for the City of Navasota are displayed in Table 7.2. The uses are listed in terms of the acreage for each land use classification as well as that classification's percentage of the City's total land area.

**Table 7.2: 2004 Existing Land Use by Acreage & Percentage of City Total**

Land Use Classification	Within City Limits		Within ETJ	
	Acreage	Percent	Acreage	Percent
Residential	1036	32.36%	2721	24.41%
Commercial	129	4.03%	179	1.74%
Industrial	76	2.37%	572	5.55%
Public/Institutional	201	6.28%	68	0.66%
Downtown	352	0.61%	0	0.00%
Open Space	352	10.99%	49	0.48%
Agriculture	1388	43.35%	6712	65.16%
<b>Total</b>	<b>3201.64</b>	<b>100.00%</b>	<b>10301</b>	<b>100.00%</b>

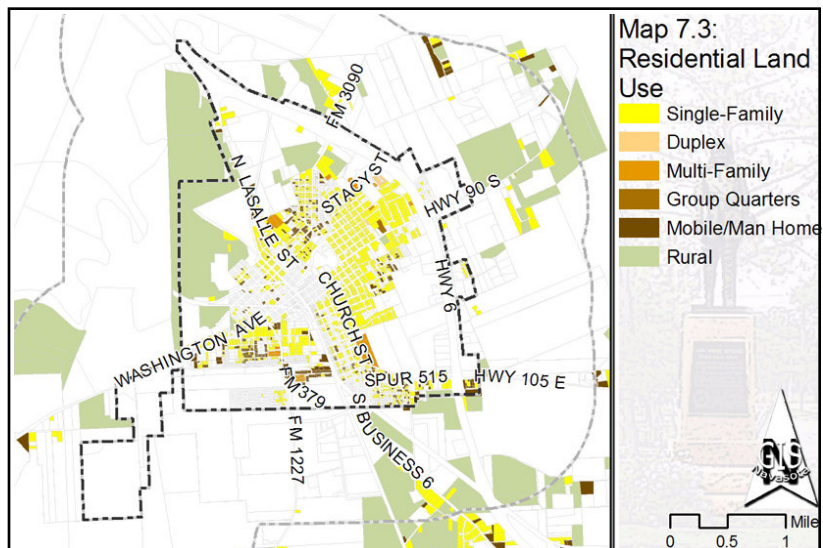
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## Existing Land Use

The following land use statistics were determined through the collection of the land use information.

### Residential

The combined single-family, duplex, multi-family, group quarters, mobile/manufactured home, and rural residential developments constituted roughly 32% of land use within the city limits of Navasota. Of this percentage, 51.50% is



single-family, 0.48% is duplex, 3.87% is multi-family, 0.39% is group quarters, 10.45% is used for mobile/manufactured homes, and 33.30% is rural residential (Table 7.3). This land included rural residential developments that were over five acres in size as well as unimproved land that may have included abandoned structures. Further information concerning the housing locations and status is discussed in the Housing section (Section 10).

**Table 7.3: 2004 Existing Residential Land Use**

Housing Type	Percentage
Single Family Residential	51.50%
Duplex	0.48%
Multi-Family Residential	3.87%
Group Quarters	0.39%
Mobile/Manufactured Homes	10.45%
Rural Residential	33.30%
<b>Total:</b>	<b>100.00%</b>

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### Commercial

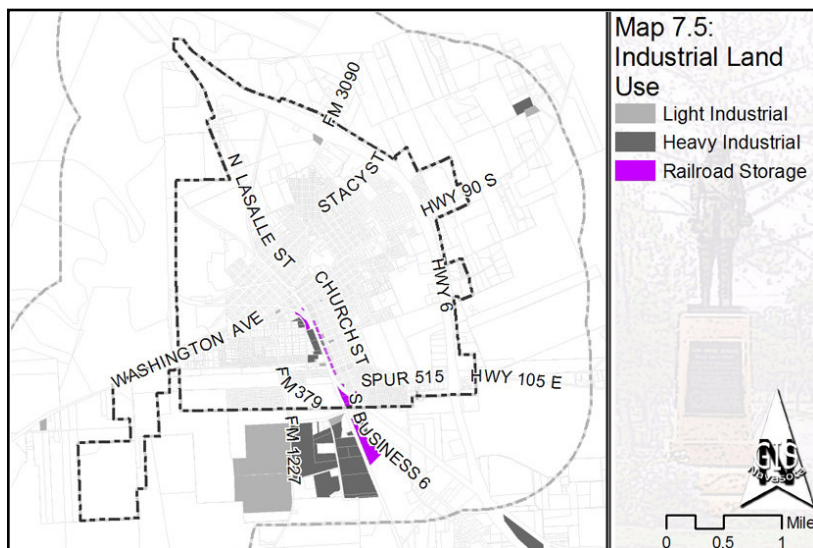
Approximately 4% of land in the City is used for a variety of commercial purposes.

These uses include office space, retail, body shops, driving ranges, motel, and many more. These commercial properties are located primarily along North and South LaSalle and State Highway 105, as well as State Highway 6.



## Industrial

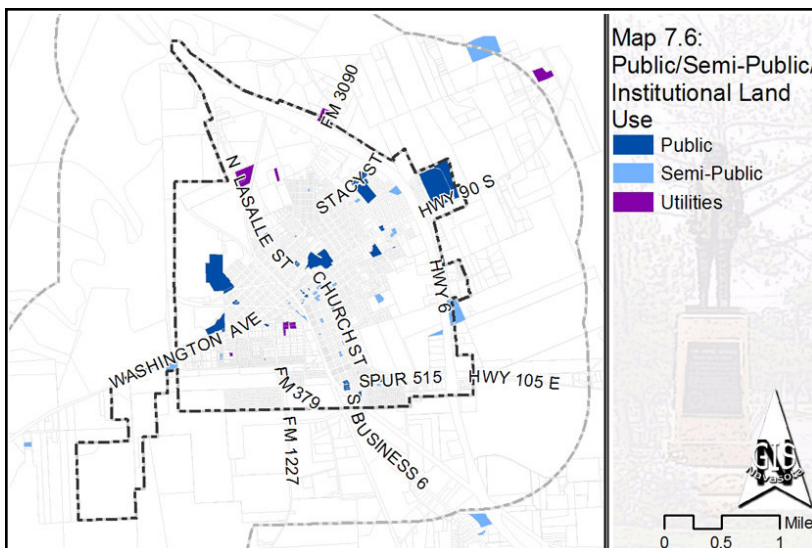
Industrial property equals approximately 2%, or 76 acres, of the City's land use. In addition, approximately 570 acres of the lands in the ETJ are in one of the three industrial classifications. These classifications allow for uses such as warehouse



sales, assembly, fabrication, and accessory railroad storage. These land uses are primarily located in the industrial park south of the city limits, which accounts for approximately 83% of the industrial land uses in the ETJ.

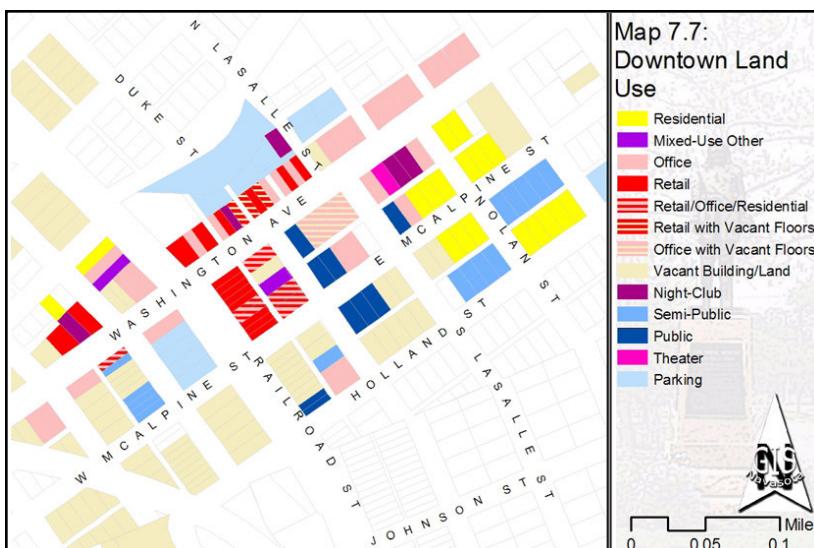
## Public/Semi-Public/Institutional

The public/institutional areas make up roughly 6% of the City's parcelized land area, with 74% consisting of City buildings, schools, a public library, utilities, and other City facilities. The remaining 26% includes religious institutions as well as medical facilities. A more thorough analysis of the public/institutional aspects of Navasota can be found in the Communities Facilities section (Section 11).



## Downtown

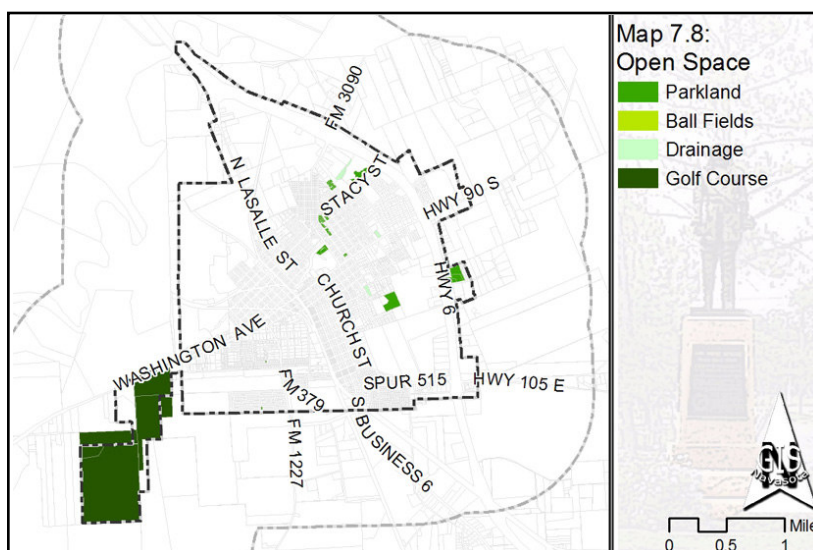
In order to highlight the importance and uniqueness of Navasota's Downtown, this area was treated as a separate land use. Overall the downtown area encompasses roughly 20 acres, less than one percent of the remaining land uses. The Downtown area was divided into more



specific categories that revealed: 27% of Downtown is vacant, 13% is residential use, 16% is office space, 7% is retail, 19% is an entertainment use, 10% is public or semi-public use, and 2% is some type of mixed use. The detailed typology of the downtown uses is listed in Table 7.1.

## Open Space

Roughly 11% of the City of Navasota is comprised of open space. Of this



percentage 9.6% is City parks, 89% is golf courses, and less than 1% is individually owned and dedicated to drainage. An analysis of the park resources as well as other recreational opportunities is located in the Communities Facilities section (Section 11).



### ***Agriculture***

Agriculture accounts for 13% of the land use in Navasota. This classification focuses on ranching and agriculture as the primary activities. The majority of the land from this category is located outside of the city limits.



### ***Unimproved***

Approximately 38% of Navasota was classified as vacant or unimproved property. The majority of the vacant land is located on the outer edges of the city limits, found principally in large tracts of land. However, numerous vacant lots can be found in mostly residential areas to the east and south of the developed portion of the City.

### ***Conclusion***

The analysis of land use indicates that the land use composition in Navasota is consistent with other Texas cities of the same size. A large portion of the City's total land area remains undeveloped. The undeveloped area will easily accommodate projected population growth for the City. Perhaps the only unusual aspect of Navasota's current land use is the fact that most of the industrial activities are located outside of the city limits.