



Vision 2020

*"[I was reading about a City that accomplished some big things] and I brought this picture to show... this is the Mayor, this is the City Planner... they look an awful lot like Whitehouse people to me... it just dawned on me that we are capable of doing this... all it takes is a **vision.**"*
- Susan Shivers, Plan Steering Committee Member

W



THE CITY OF

I
T
E
H
O
U
S
E





TABLE OF CONTENTS

Acknowledgments.....vi

Section 1: Introduction.....1
 Previous Planning Efforts
 Public Participation and Community Buy-In

Section 2: History of the Community.....7
 The Farm and Commerce
 School and City Incorporation
 Modern Conveniences
 The Depression, the WPA, and World War II
 Transportation and the Shift from Agriculture
 Things that Made Whitehouse Special
 Celebrating History

Section 3: Natural Environment.....29
 Climate
 Elevation and Topography
 Hydrology
 Vegetation

Section 4: Infrastructure and Community Facilities.....37
 Sanitary Sewer System
 Non-Municipal Water Districts and Certificate of Convenience and Necessity (CCN) Rights
 Municipal Water System
 Fire Protection
 Senior Center
 Recycling Center
 Police Protection
 Whitehouse Community Library
 Public Education

Section 5: Demographics.....51
 Current Population Estimates
 Population Characteristics
 Development Capacity
 Growth Trends

Section 6: Existing Land Use.....61
 Regional Context
 Land Use Survey Results
 The 1995 Future Land Use Plan
 Land Use since Adoption of the 1995 Comprehensive Plan
 Existing Land Use Survey



Section 7: Existing Transportation.....89

Transportation Context
Analysis and Implementation of the 1995 Thoroughfare Plan
Transportation Network Existing Conditions Survey
Regional Transportation Projects Impacting Whitehouse

Section 8: Existing Parks and Recreation.....123

Existing Park System
Comparison to National Standards
Service Analysis for the Existing Whitehouse Park System
Construction and Maintenance Policies
System Connectivity
Off-Street Hike/Bike Trails

Section 9: Existing Civic Image.....143

Gateways
Community Symbology
Streetscaping and Development Aesthetics
Town Center

Plan Recommendations.....163

Goals and Objectives

Section 10: Land Use Recommendations.....169

Future Land Use Plan Categories
The Future Land Use Plan
Planning Area 1 (northeast)
Planning Area 2 (southeast)
Planning Area 3 (southwest)
Planning Area 4 (northwest)
Annexation
Land Use Plan Implementation

Section 11: Transportation Recommendations.....215

The Thoroughfare Plan
Thoroughfare Types
Major Thoroughfare Planning Needs
The Thoroughfare Plan
Planning Area 1 (northeast)
Planning Area 2 (southeast)
Planning Area 3 (southwest)
Planning Area 4 (northwest)
Thoroughfare Plan Implementation



Section 12: Park and Recreation Recommendations.....249
 Park System Vision
 Park Zones
 Park Acquisition Policies
 Ongoing Planning
 Park Linkages
 Gross Park Acreage Needs
 On-going Funding
 Parks and Recreation Implementation

Section 13: Civic Image Recommendations.....281
 Civic Image Vision
 Gateway Locations
 Eastern and Western Gateways (US 69 and Lake Tyler)
 Town Center Special District
 Lake Tyler Special District
 Civic Image Implementation
 Gateways and Special Districts

Section 14: Overall Implementation.....323
 General Implementation Recommendations

Works Cited.....329



ACKNOWLEDGMENTS

Whitehouse City Council

Jake Jacobson (Mayor)
 Bill Powers (Place 1)
 Gene Champion (Place 2)
 Danny Hogden (Place 3)
 Mike Adams (Place 4)
 Dale Moran (Place 5)

Whitehouse Planning and Zoning Commission

Mark Sweeney (Chair)
 Jan Bellefeuille (Vice Chair)
 Doug Cummins
 Ben Dieter
 David James
 Mary Ann Keas
 Ben Seal

Plan Steering Committee for Vision 2020

Mike Peterson (Chair)
 Jan Bellefeuille
 Darrell Crymes
 Danny Hogden
 Debbie Shafer
 Susan Shivers
 Mark Sweeney

Butler Planning Services

Christopher Butler (Principal Planner, Editing, GIS)
 Robin Stover (Editing)
 Jennifer Butler (Planning Intern)

Peer Review

Gary Mitchell, AICP
 David Pugh, FAICP

The authors of this Plan are indebted to the citizens of Whitehouse, many of whom cared enough about their City to participate in this planning program. This Plan also would have been impossible without the efforts of the Plan Steering Committee members and Suzanne Loudamy (former Mayor). These citizens served their community through numerous night meetings, workshops, and brainstorming sessions throughout the planning process. The authors also wish to thank the Whitehouse Independent School District, Conaway Homes, Austin Bank, Southside Bank, various community organizations, the Tri-County Leader, and the Tyler Courier-Times--Telegraph for their support in raising funds and providing publicity for the project.



WORKS CITED

- Ammons, D. N. Municipal Benchmarks. (2001). Second Edition. Thousand Oaks, CA, Sage Publishing.
- Coats, Nancy S. Interview with Christopher Butler. Whitehouse Oral History Project. February 1, 2006.
- Collette, Mark. "Whitehouse Looks to Future." Tyler Courier-Times--Telegraph 2 April 2006, A1+.
- Federal Bureau of Investigation (FBI). (2006). Uniform Crime Reports: Crime in the United States – 2005. Retrieved Feb. 15, 2006 from the FBI website: <http://www.fbi.gov>
- Hagan, Joe P. Interview with Christopher Butler. Whitehouse Oral History Project. February 23, 2006.
- Hanks, Acker. Interview with Christopher Butler. Whitehouse Oral History Project. November 11, 2005.
- J.T. Dunkin & Associates, Inc. City of Whitehouse Comprehensive Plan (1995). Dallas, TX.
- Jackson Photography. (2006). Whitehouse Mercantile Company Photo. Retrieved May 12, 2006 from the Jackson Photography website: <http://www.jbjphoto.com/>
- National Recreation and Park Association (NRPA). (2006). Community Park Standards. Retrieved Jan. 2, 2006 from the NRPA website: <http://www.nrpa.org/>
- Smith County Appraisal District. Including: parcel base map, 2003 aerial photography, hydrology, and topography.
- Smith, S. ByGones: Whitehouse and East Texas. (1990). Whitehouse, TX, Whitehouse Journal
- Smith, S. Homefolks. (1981). Whitehouse, TX, Whitehouse Journal
- Texas Department of Public Safety (DPS). (2005). 2004 Crime in Texas. Retrieved Feb. 15, 2006 from the Texas DPS website: <http://www.txdps.state.tx.us>
- Texas Department of Transportation (TxDOT). (2006). Loop 49: A Path to Our Future. Retrieved Jan. 21, 2006 from the Loop 49 website: <http://www.loop49.org/>



Texas Department of Transportation (TxDOT). Tyler District Traffic Counts. Interview, Nov 11, 2005.

Texas Natural Resources Information System (TNRIS). (2006). Digital GIS Database. Retrieved April, 2005 from the TNRIS website: <http://www.tnr.is.state.tx.us/>

Texas State Data Center and Office of the State Demographer (TSDC). (2006). Texas Population Estimates for Places. Retrieved September, 2005 from the TSDC website: <http://txsdc.utsa.edu/>

United States Census Bureau. (2000). 2000 Census. Retrieved September, 2005 from the Census Bureau website: <http://www.census.gov/>

Waller, Richard. Interview with Christopher Butler. Whitehouse Oral History Project. November 11, 2005.

Weather Channel, The. (2006). Retrieved January, 2006 from the Weather Channel website: <http://www.weather.com/>

Whitehouse Independent School District. State of the School (2005).

Wilbur Smith Associates. Tyler Area Metropolitan Transportation Plan 2030 (2004). Houston, TX.

The quotes presented in this work were entered into the public record by members of the Whitehouse community during Plan Steering Committee meetings. Some paraphrasing was necessary for spacing reasons. Quotes and images presented within "Section 2: History of the Community" were taken from interviews conducted by Butler Planning Services with community members throughout this planning program as noted within the text and this Works Cited section.

The photo mosaic cover was created by Butler Planning Services using images submitted for inclusion by community members. In addition to submissions by individuals several organizations also participated by submitting photos including: Whitehouse High School Journalism, City of Whitehouse Staff, the Tri-County Leader, and Jackson Photography.

It should be assumed that all data, maps, aerial photos, or statistics not otherwise cited within the text were created by Butler Planning Services. Butler Planning Services grants unlimited rights to the City of Whitehouse or its designees to utilize, modify, publish, and reprint this work or any components herein which were created by the firm. All other rights reserved.

