

Chapter 3: The Future Land Use Plan

COMPREHENSIVE PLAN 2022



Introduction

The significance of the *Future Land Use Plan* text and map cannot be overstated. Similar to the way in which a map serves as a guide to a particular destination, the *Future Land Use Plan* should serve Live Oak as a guide to its particular, unique vision for the future. Each mile driven that is represented on that map can also be compared to each individual decision that the City makes with regard to land use and zoning; these individual decisions can either lead to or deter from the City attaining its vision.

In order to provide the most complete *map* possible, the *Future Land Use Plan* designates various areas within cities for particular land uses based principally on population growth, locational criteria, compatibility criteria, and a balance of land use types. The *Future Land Use Plan* establishes an overall framework for the preferred pattern of development within the City of Live Oak. Graphically depicted on **Plate 3-1**, the *Future Land Use Plan* should ultimately be reflected through the City's policy and development decisions.

The *Future Land Use Plan* is not a zoning map, which deals with specific development requirements on individual parcels; the zoning map should, however, be based on the *Future Land Use Plan*.

Projected Future Population

Increased demand for all types of land uses must be taken into account when establishing a *Future Land Use Plan*. Such increased demand is inevitable with population growth. The population projections contained herein form the foundation of establishing how much land should be allocated to particular types of land use. The following is a discussion of the way in which the population projections for Live Oak were established, beginning with the current population of the City.

City	1990	2000	2010	Growth Percentage	Compound Annual Growth Rate (CAGR)
Live Oak	10,023	9,156	13,131	31%	1.36%
San Antonio	935,933	1,144,646	1,327,407	42%	1.76%
New Braunfels	27,334	36,494	57,740	111%	3.81%
Schertz	10,555	18,694	31,465	198%	5.61%
Universal City	13,057	14,849	18,530	42%	0.65%
Converse	8,887	11,508	18,198	105%	3.65%
Kirby City	8,326	8,673	8,000	-4%	-0.20%
Windcrest	5,331	5,105	5,364	1%	0.03%

Source: U.S. Census
NOTE: Related information is contained within the *Baseline Analysis*, Table 1-3.

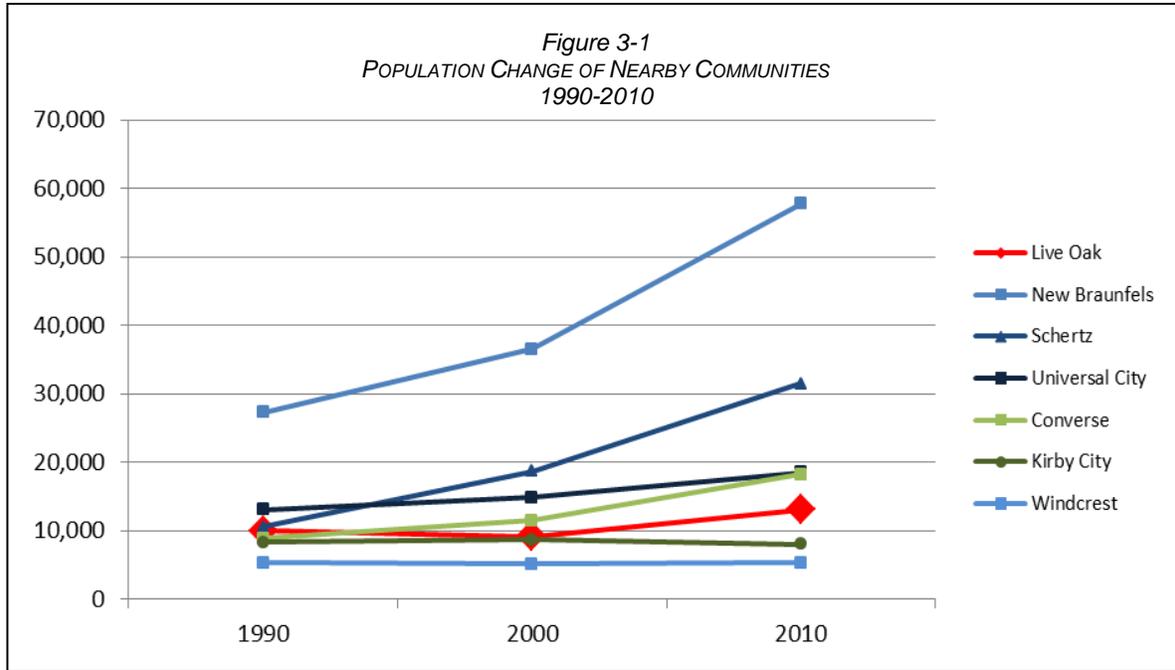


Table 3-1 and **Figure 3-1** contain Census population estimates for 1990, 2000 and 2010 for the City of Live Oak and several surrounding communities.

The population projections shown in **Table 3-3** have been calculated based on two principal factors – one, the City’s past growth rates, and two, the growth rates of surrounding communities (refer to **Table 3-1**).

Using the current population of 13,131 people and comparing that to the 1990 Census count

of 10,032, the City has experienced an average compounded growth rate of 1.36 percent. Scenario A in **Table 3-3** represents a growth rate that is more conservative when compared to the City’s growth rate between 1990 and 2010 at one percent.

Scenario B is reflective of a slightly more aggressive average annual compounded growth rate of 1.6 percent, which is near the average for the surrounding communities. A 1.6 percent average growth rate would result in Live Oak reaching a population of approximately 15,400 by 2020 and the ultimate capacity of 15,480 by 2025.

Scenario C reflects the most aggressive rate of growth for Live Oak, and assumes that the City would reach its projected ultimate capacity (discussed below) of 15,480 people by 2020. The two percent average compounded rate of growth used to calculate this scenario is greater than the growth rates of several of the cities surrounding Live Oak, including San Antonio, but is less than the rate of growth experienced by Schertz and Converse between 1990 and 2010.

For planning purposes, the moderate growth rate represented by Scenario B, specifically a compounded rate of 1.6 percent, is used herein to project the future population of Live Oak to reach build out by 2025 with 15,480 people. This rate will be used throughout the Comprehensive Plan in relation to future needs within Live Oak (i.e., public facilities, parks, etc.).

Year	Scenario A 1% Growth Rate	Scenario B 1.6% Growth Rate	Scenario C 2.0% Growth Rate
2010	13,131	13,131	13,131
2015	13,801	14,216	14,498
2020	14,505	15,390	15,480
2025	15,245	15,480	15,480
2030	15,480	15,480	15,480

Note: Population caps at projected ultimate capacity of Live Oak; refer to Table 3-4.

Projected Ultimate Capacity

The City of Live Oak does not have the rights to any extraterritorial jurisdiction (ETJ) due to the fact that the city limits of adjacent communities completely surround Live Oak; therefore, the City will not be able to grow geographically in the future. A positive result of this is that a relatively accurate assessment of Live Oak's ultimate population can be made because the City will only be able to accommodate additional population within vacant areas within its current City limits. **Table 3-3** shows how Live Oak's population capacity has been calculated.

There are several sources that provide the data to calculate the ultimate capacity. First, Live Oak's existing land use map is reviewed to obtain information on where vacant areas exist within the City. Second, the *Future Land Use Plan* map (**Plate 3-1**) is reviewed to obtain information on planned locations for future residential areas and on the densities that are projected to develop within them (e.g., low, medium or high). The areas that have been designated for mixed uses are expected to have a mixture of residential densities, as will be discussed later herein. *Mixed Use: Retail* is estimated that about 20% of the acreage will be residential at approximately 12 dwelling units per acre; *Mixed Use: Nonresidential* is estimated that about 10% of the acreage will be residential at approximately 20 dwelling units per acre.

The City's 2010 U.S. Census information is then reviewed to obtain information on *Occupancy Rate* and *Persons per Household*. These elements are all calculated together, and are added to the City's current estimated population of 13,131 people. As **Table 3-4** shows, the ultimate population capacity of Live Oak as calculated herein is approximately 15,480 people.

<i>Table 3-4: PROJECTED ULTIMATE CAPACITY City of Live Oak, Texas</i>					
Acres/ Lots	Percentage Subtracted for Roadways	Average Number of Dwelling Units Per Acre	Occupancy Rate	Persons Per Household	Estimated Population
<i>Low Density Residential</i>					
129	30%	4	94.2%	2.47	840
<i>Medium Density Residential</i>					
35	15%	8	94.2%	2.47	554
<i>High Density Residential</i>					
9	10%	20	94.2%	2.47	377
<i>Mixed Use: Retail</i>					
6	15%	12	94.2%	2.47	142
<i>Mixed Use: Nonresidential</i>					
11	15%	20	94.2%	2.47	435
Population Accommodated within Existing Vacant Areas					2,349
<i>Current Population</i>					13,131
Ultimate Population Capacity of Live Oak					15,480

A Balanced & Compatible Future Land Use Pattern

The various types of land use have different needs in terms of location. For example, residential areas should be located away from major roadways so that automobile traffic is generally able to circumvent such areas, thereby preserving the integrity of local neighborhoods and ensuring the safety of local residents. In contrast, nonresidential uses should generally be located along major thoroughfares in order to allow them the highest visibility possible. The exception to this may be heavy commercial and industrial uses, which may have open storage areas and large warehouses that would not make a positive contribution to the way in which Live Oak is viewed from Interstate Highway 35 and/or Loop 1604 (this concept will be discussed further in the *Neighborhood & Business Enhancement Plan*).

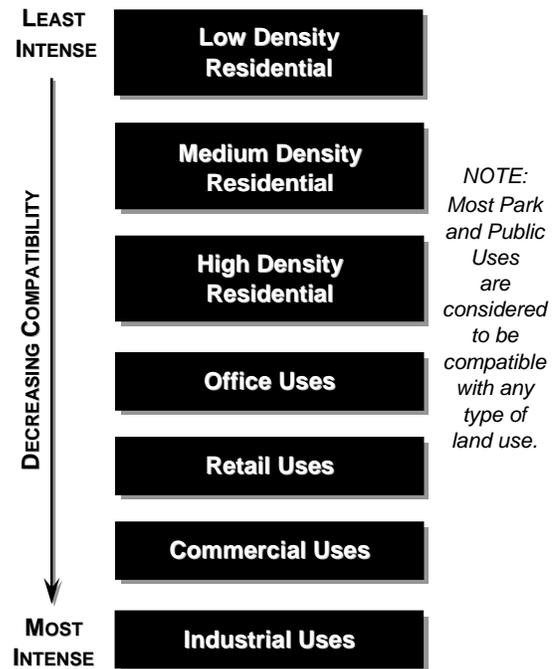


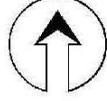
Illustration 3-1
COMPATIBILITY COMPARISON OF VARIOUS TYPES OF LAND USE

Retail and some commercial land uses require locations that provide visibility, because these types of land use often depends on “walk-in business” for success. Consequently, land along Interstate Highway 35 and Loop 1604 have been designated for and should be preserved for retail and limited commercial land uses, particularly those that are designed such that they are aesthetically pleasing - in contrast to most heavy commercial and industrial uses. The market, in conjunction with City policy, has dictated the existing land use pattern (shown on **Plate 1-3** in the *Baseline Analysis*) in Live Oak over the years, a pattern that generally supports these concepts of residential and nonresidential locations. The *Future Land Use Plan*, graphically shown on **Plate 3-1**, further reinforces these concepts. It should be noted that nonresidential development will become increasingly important as the City needs to support additional population with an expanded tax base within an increasingly limited geographical area.

The *Future Land Use Plan* also guides the allocation of land uses in a pattern that is intended to yield greater compatibility between the different types of land use. As **Illustration 3-1** shows, the more intense the type of nonresidential land use is, the less compatible the land use is with residential uses. In general, office uses and small (neighborhood) retail establishments adjacent to residential uses create positive relationships in terms of land use compatibility; these are considered lower intensity land uses. There are many techniques, including setback standards, buffering, screening, and landscaping, that can be implemented through zoning and subdivision regulation that would help increase compatibility between different land uses. These techniques will be discussed in detail in the *Neighborhood & Business Enhancement Plan*.

Legend

 Low Density Residential	 Highway
 Medium Density Residential	 Major Arterial
 High Density Residential	 Major Collector
 Public/Semi-Public	 Minor Collector
 Parks & Open Space	 Live Oak City Limits
 Retail	 100 Year Floodplain
 Mixed Use Retail	<p>Note: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.</p>
 Light Commercial	
 Mixed Use Non-Residential	
 Industrial	
 Office	
 Lake	




0 500 1,000 2,000 3,000
Feet

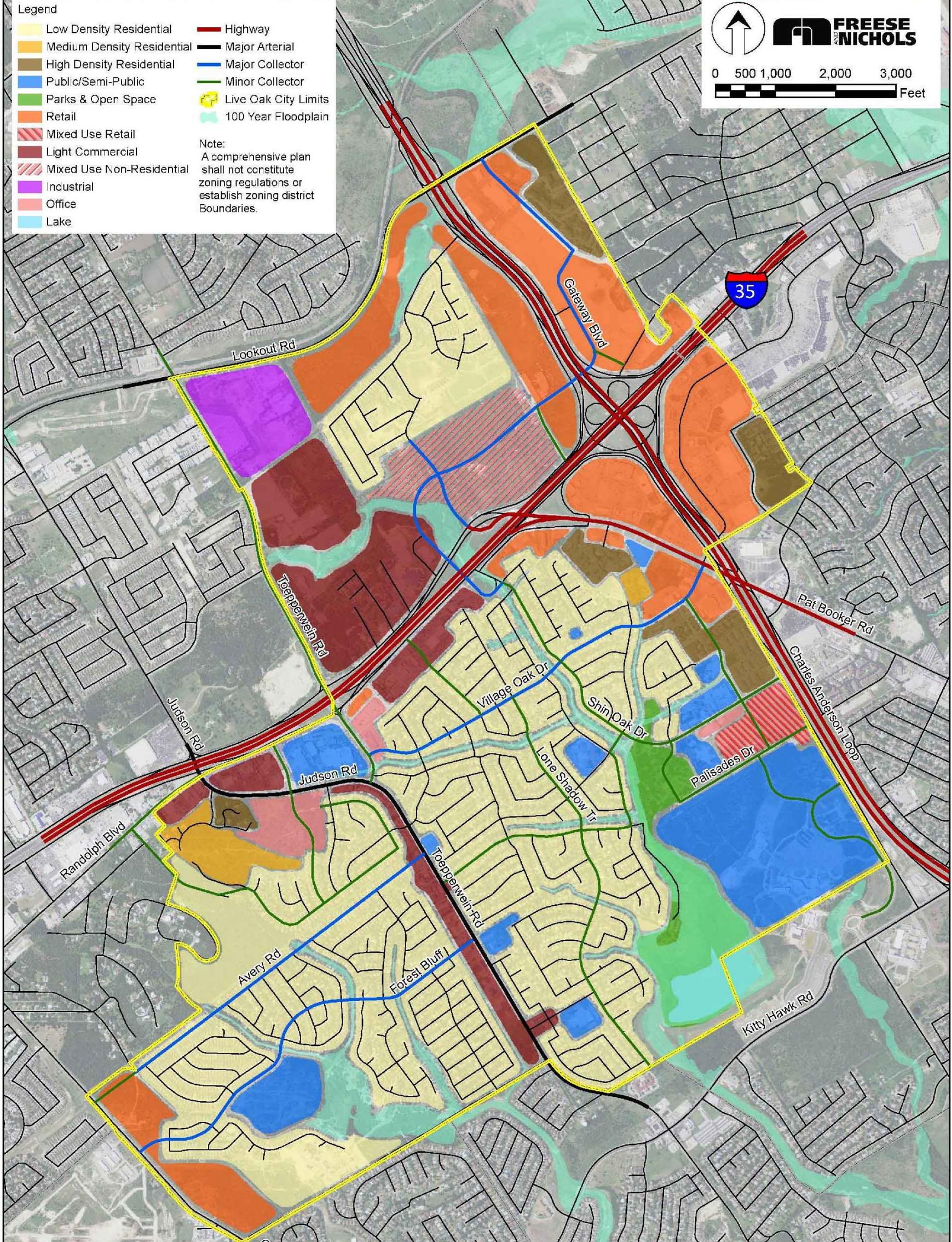


Plate 3-1
City of Live Oak, Texas
Future Land Use Plan

Date: September, 2011

MIXED USE DEVELOPMENT

“Mixed use” refers to a development style that creates areas which combine a mix of land uses within one defined zoning district. For example, residential, retail, restaurants, office and public uses may be allowed in the same building, same lot, same tract, block or zoning district. Benefits of mixed-use development include:

- Flexibility of building spaces over time;
- Long term viability of commercial districts;
- Providing higher quality high density residences;
- Efficiency in the provision of public services;
- Inclusion of public facilities;
- Reduction in the frequency of vehicular trips; and
- Minimizing land consumption.

Mixed use developments are defined by their design—building orientation, roadway configuration and amenities such as shade trees, benches and lighting, create a safe environment that is conducive for walking. Intentional integration of diverse land uses within one localized area creates a lifestyle option where a person can perform many of their daily needs and recreational desires within a short distance of home. Such environments are particularly attractive to young professionals and young couples, but are growing in popularity among couples with children and empty-nester households.

Mixed uses are structured either horizontal or vertical in nature. Horizontal mixed-uses involve retail, office and residential all located within one defined area, but within separate buildings. Vertical mixed-use developments would include any combination of retail, office and residential within the same building. A common example is residential lofts and apartments above street-level retail and office space.



Illustration 3-2

EXAMPLES OF MIXED USE DEVELOPMENT

General Guidelines

- **Maximum Setbacks:** bring building facades closer to the street.
- **Central Gathering Space or Focal Point:** Create an identity through public space.
- **Pedestrian Orientation:** Facilitate the pedestrian experience through quality urban design. Ensure access and connectivity to adjacent neighborhoods.
- **Architecture:** moldings, spires, canopies, balconies and building locations all create a sense of identity and contribute to the experience.
- **Strategic Parking:** utilize shared parking, on-street parking, parking behind buildings and structured parking.
- **Connectivity:** mixed use areas should be tied in to adjacent residential development.

Recommended Land Uses

All of the above-referenced locational needs of and compatibility issues related to the various types of land use have been considered in the establishment of Live Oak’s *Future Land Use Plan*.

Land uses have been recommended based in three principal factors: 1) recognizing existing land uses by ensuring compatibility, 2) maximizing nonresidential land uses, 3) creating an overall balanced land use pattern. Knowledge of the recommended future use of the land can help the City apply its zoning regulations accordingly. This knowledge can also help the City ensure that there are adequate public facilities available, such as water, wastewater, police protection, and park facilities. The following sections outline the various types of land uses that will help to provide a positive land use pattern in Live Oak as the City approaches its ultimate build-out configuration.

*Table 3-5
FUTURE LAND USE CALCULATIONS
City of Live Oak, Texas*

LAND USE CATEGORY	Acres	Percent
Low Density Residential	1,434	47%
Medium Density Residential	44	1%
High Density Residential	115	4%
Parks and Open Space	105	3%
Public/Semi-Public	303	10%
Office	44	1%
Retail	495	16%
Mixed Use: Retail	32	1%
Mixed Use: Nonresidential	110	4%
Light Commercial	276	9%
Industrial	71	2%
Lake	31	1%
Total Acreage Within the City Limits	3,061	100%

Source: FNI

RESIDENTIAL LAND USES

Residential land use is the predominate use within the City currently, and it is recommended within the *Future Land Use Plan* that this continue. It should be noted that single-family residential land uses can be buffered from nonresidential uses with medium and high density residential land uses.

*Figure 3-2
FUTURE LAND USE PERCENTAGES
City of Live Oak, Texas*

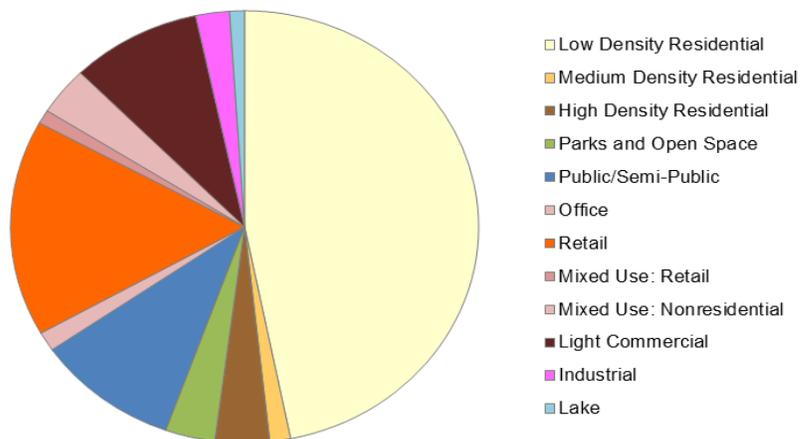




Illustration 3-4
LOW DENSITY RESIDENTIAL LAND USE

Low-Density Residential Land Use

This use is representative of traditional, single-family detached dwelling units. Of the residential categories, it is recommended that low density residential continue to account for the largest percentage. Although all single-family areas have been labeled “low density”, the City should strive for a range of lot sizes to develop, and should reinforce this by providing a choice of several single-family zoning districts with various lot sizes in the Zoning Ordinance.

Medium Density Residential Land Use

This use is representative of two-family, attached dwelling units, such as duplex units and townhomes. Medium density land uses often provide areas for “empty nesters”, who may not want the maintenance of a large-lot single-family home, and for young families, who may find a townhome or duplex more affordable than a single-family home.



Illustration 3-5
MEDIUM DENSITY RESIDENTIAL LAND USE

There are very few such units within Live Oak; those that do exist are located in the southwestern area of the City between Judson Road, Toepperwein Road, and Avery Road. It is anticipated that new areas for medium density land use will be developed in the future. One recommended area is located on currently vacant land north of Interstate Highway 35 and south of Lookout Road. There are two other areas recommended for medium density residential land uses near the intersection of Old Spanish Trail and Pat Booker Road. This type of land use would also be encouraged to locate within areas designated for *Mixed Use: Retail* and *Mixed Use: Nonresidential*.

High Density Residential Land Uses

Traditional apartment-type units in attached living complexes characterize high density residential land use. There are currently several high density residential areas within Live Oak, and future areas that have been recommended for high density are generally close to those existing areas. One is along Oak Terrace Drive adjacent to existing apartment units to the north. Another is south of some existing units on the east side of Loop 1604 along Centerbrook Road. As with medium density land



Illustration 3-6
HIGH DENSITY RESIDENTIAL LAND USE

uses, additional multiple-family areas could also occur within the *Mixed Use: Retail* or *Mixed Use: Nonresidential* areas. In order to ensure that multiple-family areas are designed to a high standard wherever they develop in the future, the City should consider incorporating the following guidelines into the Zoning Ordinance:

- The proposed multi-family tract should be adjacent to a major collector or arterial roadway (i.e., not directly adjacent to local residential streets);
- All structures within the multi-family development should be 80 percent masonry;
- The tract should not be less than approximately five acres in size;
- If the tract is adjacent to single-family residential dwellings, transition areas (greenspace, buffer areas, medium density development, etc.) should be incorporated into the project;
- Based upon the density of the complex, an appropriate amount of usable open space should be required;
- At least fifty percent of the units should have one garage space; covered parking should be provided for all other units; and
- Apartment complexes should be gated and should have limited access entry.

PARK & OPEN SPACE LAND USES

This land use designation is provided to identify all public parks and open spaces within Live Oak. A community's park system is key to a high quality of life. The City has recognized this not only through its allocation of significant park areas, but also by the fact that a *Parks, Recreation, and Open Space Master Plan* for Live Oak is currently being drafted. The *Master Plan* will address specific future park locations, local park and open space needs, and other recreation-related issues, as well as funding mechanisms, and will help Live Oak meet the park and recreation needs of its citizens as it continues to grow in population. The park and open space areas that are recommended within this *Parks, Recreation, and Open Space Master Plan* will be reflected on the *Future Land Use Plan* map as soon as the document is in final form.



Illustration 3-8
EXAMPLE OF A PARK IN LIVE OAK

PUBLIC/SEMI-PUBLIC LAND USES

This land use designation is representative of uses that are educational, religious, governmental or institutional nature. Public/semi-public uses are generally permitted within any area; therefore, the areas shown on the *Future Land Use Plan* map include the related uses that are currently in existence. It is, however, anticipated that there will be a need for additional public uses with future population growth. The City should remain aware of necessary increases in police and fire protection based on population growth and of potential needed increases in space and personnel for City administration.



Illustration 3-9
LIVE OAK CITY HALL

NON-RESIDENTIAL LAND USES

Residents of a community should be able to live, work and recreate all within the community itself; the existence of nonresidential uses allows this. There are several areas of the City that have been recommended for various types of nonresidential use, primarily depending on the area's location and proximity to other types of land use. The following sections discuss specific aspects of the various types of nonresidential land uses recommended for Live Oak.



Illustration 3-10
AN OFFICE USE IN LIVE OAK

Office Land Uses

There is a relatively small amount of land used for office purposes in Live Oak today. However, it is recommended that the amount of land used for office purposes be increased, as shown on the *Future Land Use Plan* map. There are three areas that have been recommended for concentrated office land use. One is located between Shin Oak Drive and Palisades Drive west of Loop 1604. Another is located along the east side Toepperwein Road south of Interstate Highway 35, on the north and south sides of the intersection of Village Oak Drive and Toepperwein Road. The third is located south of Judson Road and west of Woodsrim Road.

Office land uses are also generally appropriate in all other nonresidential areas of the City, as well as in areas designated for *Mixed Use: Retail or Mixed Use: Nonresidential*, provided that the proposed development meets the following criteria. First, the proposed office development should be compatible with any adjacent residential area. Second, the land upon which the office use would be developed is not directly located along a major thoroughfare, such as Interstate Highway 35; land along such major thoroughfares should be retained for retail and limited commercial uses because of the visibility that they provide.

Retail Land Uses

Retail land uses areas are intended to provide for a variety of retail trade, personal, and business services and establishments. As mentioned previously, retail establishments generally require greater visibility than do other types of nonresidential land use (e.g., office, commercial). In response to this need, retail land uses have been designated in the higher traffic areas of Live Oak, with concentrated retail uses recommended along Interstate Highway



Illustration 3-11
RETAIL USES IN LIVE OAK

35 and Loop 1604. Toepperwein Road and O’Conner Road also have been recommended as retail corridors; however, these roadways are intended to support smaller retail establishments than are Interstate Highway 35 and Loop 1604.



Illustration 3-12
A LARGE RETAIL USE IN LIVE OAK

The recent retail development that has occurred at the intersection of Interstate Highway 35 and Loop 1604 has been positive for Live Oak for two principle reasons. One, the new retail development is aesthetically pleasing and therefore projects a positive image of Live Oak at this highly visible location. Two, this retail area is capturing sales tax dollars from citizens of Live Oak and from people traveling from adjacent localities, thereby increasing the

City’s sales tax revenue. It is recommended that the City continue to pursue similar retail development in other highly visible areas, such as the retail area that has been recommended for the northwest corner of Interstate Highway 35 and Loop 1604. The *Neighborhood & Business Enhancement Plan*, Chapter 5, further addresses recommended increased aesthetics. Several other areas have been designated for future retail development, as **Plate 3-1** shows. Also, similar to office land uses, retail uses are generally appropriate in areas designated for higher-intensity nonresidential land uses, specifically in *Commercial* and *Industrial* areas. Retail uses should also be developed within areas designated as *Mixed Use: Retail and Mixed Use: Nonresidential*.

It should be noted that development along Live Oak’s major roadways will become increasingly important in terms of tax revenue for the City as the local population continues to grow and the City reaches its build-out configuration. Therefore, the City should protect the optimal locations for retail development that remain within its corporate limits; a piece of property should not be developed as residential when it has all the characteristics of a prime nonresidential location.

Mixed Use: Retail

This future land use category is intended to create a smaller-scale mixed use district near the Northeast Lakeview College campus. The area should be primarily retail uses that support the demands of the campus, such as bookstores, restaurants, coffee shops, and smaller boutique style shops. Small offices and live-above residential units should be permitted as well.

The *Mixed Use: Retail* area is envisioned to have a “town center” type of atmosphere, with active street life and a safe, neighborhood feel.



Illustration 3-13
EXAMPLE OF MIXED USE: RETAIL PEDESTRIAN-FRIENDLY DEVELOPMENT

This area should include both vertical and horizontal mixed uses – meaning residential/office located above or adjacent to retail. The *Mixed Use: Retail* area should be pedestrian-oriented with sidewalks, street trees, on-street parking, sidewalk café seating, and little or no setback from the sidewalk. The area should be accessible by bicycle, incorporating bike racks and marking designated or shared bike lanes to connect to the campus.



Illustration 3-14
EXAMPLE OF MIXED USE: RETAIL DEVELOPMENT

Mixed Use: Nonresidential

This category includes a mix of retail, light commercial, office, and higher density residential uses. It includes primarily nonresidential uses, however multiple family uses should be considered along the northwestern portion of the area to buffer the nonresidential development from the single family area north of the site.

The location at the intersection of I-35 and Loop 1604 is ideal for larger scale retail development. This area is anticipated to be similar to the Forum at Olympia Parkway, and serve as a source of significant sales tax revenue for the City.

This category differs from the *Mixed Use: Retail* category primarily due to scale; the *Mixed Use: Nonresidential* area is envisioned as a more traditional, auto-oriented development with larger scale retail sales locations. Mixed use development in this category is more likely to be horizontal mixed use – differing types of uses located adjacent to one another.



Illustration 3-15
EXAMPLE OF MIXED USE: NONRESIDENTIAL DEVELOPMENT



Illustration 3-16
EXAMPLE OF MIXED USE: NONRESIDENTIAL DEVELOPMENT



Illustration 3-17
EXAMPLE OF A LIGHT COMMERCIAL USE



Illustration 3-18
EXAMPLE OF A LIGHT COMMERCIAL USE

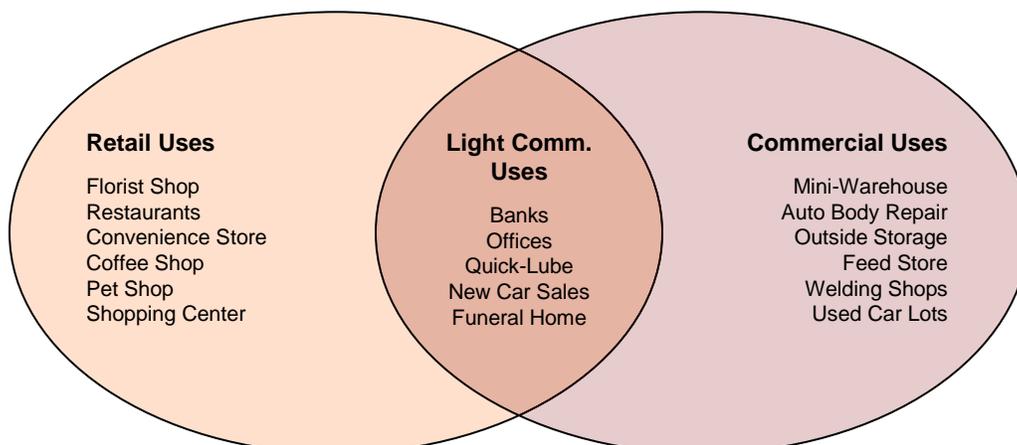
Light Commercial Land Uses

Areas designated for light commercial land use are intended for a variety of commercial, retail, and office uses. Examples of light commercial uses include banks, appliance and accessory repair shops, health clubs, medical offices, and bowling alleys.

Commercial uses often locate along major thoroughfares not because they need the *visibility*, as retail uses generally do, but because they need the *accessibility*. The challenge lies in the fact that commercial uses generally have a greater need for outside storage areas, and these areas tend to lessen the visual quality of major thoroughfares. For areas in which light commercial uses have been recommended and that are along Interstate Highway 35, increased design-related guidelines should be applied to future commercial development within close proximity of Interstate Highway 35 (i.e., 100 feet). This could be done with an Overlay District, and would help to ensure that these commercial uses do not detract from the positive aesthetic quality of Live Oak along this high-traffic thoroughfare.

These guidelines should, at a minimum, require 1) open storage areas to be buffered and/or screened from public view, and 2) building facades to be of masonry material. The *Neighborhood & Business Enhancement Plan*, Chapter 5, further addresses these concepts for increased aesthetics.

It should be noted that within recommended light commercial areas, office uses and retail uses should be permitted as well; however, commercial uses should not be permitted within office and/or retail areas, or within the *Mixed Use: Retail* area. Commercial uses should be permitted within industrial areas, provided that they are buffered from less-intense uses properly and they follow the guidelines previously recommended.



Industrial Land Uses

The industrial land use designation is applied to areas intended for a range of heavy commercial, assembly, warehousing, manufacturing and service-type uses. Large tracts of land with easy access to major thoroughfares are becoming increasingly hard to find for the industrial business community. One large area of Live Oak has been recommended for industrial land use; the area is at the intersection of Toepperwein Road and Lookout Road. Access to these major roadways will likely be an attractive feature for a future industrial use. It should be noted that other types of nonresidential land uses would also be appropriate for this area.



Illustration 3-19
EXAMPLES OF INDUSTRIAL USES

Administration of the Future Land Use Plan

DEVELOPMENT PROPOSALS & THE FUTURE LAND USE PLAN

At times, the City will likely encounter development proposals that do not directly reflect the purpose and intent of the land use pattern shown on the *Future Land Use Plan*. Review of such development proposals should include the following considerations:

- Will the proposed change enhance the site and the surrounding area?
- Is the proposed change a better use than that recommended by the *Future Land Use Plan*?
- Will the proposed use impact adjacent residential areas in a negative manner? Or, will the proposed use be compatible with, and/or enhance, adjacent residential areas?
- Are uses adjacent to the proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility?
- Does the proposed use present a significant benefit to the public health, safety and welfare of the community? Would it contribute to the City's long-term economic well-being?

Development proposals that are inconsistent with the *Future Land Use Plan* (or that do not meet its general intent) should be reviewed based upon the above questions and should be evaluated on its own merit. It should be incumbent upon the applicant to provide evidence that the proposal meets the aforementioned considerations and supports community goals and objectives, as set forth within this Comprehensive Plan. It is important to recognize that proposals contrary to the Plan could be an improvement over the uses shown on the Plan for a particular area. This may be due to changing market, development and/or economic trends that occur at some point in the future after the Plan is adopted. If such changes occur, and especially if there is a significant benefit to the City of Live Oak, then these proposals should be approved, and the *Future Land Use Plan* should be amended accordingly.

ZONING & THE FUTURE LAND USE PLAN

Chapter 211 of the Texas Local Government Code states that “zoning regulations must be adopted in accordance with a comprehensive plan”. Consequently, a zoning map should reflect the *Future Land Use Plan* to the fullest extent possible. Therefore, approval development proposals that are inconsistent with the *Future Land Use Plan* will often result in inconsistency between the *Future Land Use Plan* and the zoning regulations. It is recommended that Live Oak amend the *Future Land Use Plan* prior to rezoning land that would result in such inconsistency. In order to expedite the process of amending the *Future Land Use Plan* to ensure zoning regulations correspond, the related amendment recommendation(s) may be forwarded simultaneously with the rezoning request(s). If a rezoning request *is consistent* with the Plan, the City's routine review process would follow. It is recommended that the City of Live Oak engage in regular review of the *Future Land Use Plan* to further ensure that zoning is consistent and that the document and the map reflect all amendments made subsequent to the

Plan's initial adoption. It should be noted that specific implementation measures related to zoning are addressed within the *Implementation Strategies* of this Comprehensive Plan.

In Conclusion

The recommendations contained herein should guide Live Oak's future land use planning and related policies. It is important to note that the *Future Land Use Plan* is not the community's official zoning map. Rather, it is a guide to decision making in the context of the City's future land use patterns. The *Future Land Use Plan* should be used consistently and updated as needed, as coordinated, quality development continues in Live Oak over time. The official copy of the *Future Land Use Plan* map is on file at Live Oak's City Hall. The boundaries of land use categories as depicted on the official map should be used to determine the appropriate land use category for areas that are not clearly delineated on the smaller-scale *Future Land Use Plan* map contained within this Comprehensive Plan document. The recommended future land use policies contained throughout this chapter are summarized in **Table 3-6**.

*Table 3-6
FUTURE LAND USE PLAN RECOMMENDATIONS
City of Live Oak, Texas*

Review the current zoning districts to ensure that the recommended land uses are accurately represented within the zoning districts available to the development community and to ensure that the zoning districts are located consistent with the *Future Land Use Plan* map.

Use the population projections (1.6 percent compounded rate) and the build-out population scenario presented herein (15,480 people) as a guide for land use, infrastructure and park planning efforts.

Encourage single-family residential land use to continue to account for the largest percentage of land use within the City, but strive for a range of lot sizes to develop and for other types of residential land use, including medium, high, and mixed use areas.

Use the mixed use concepts herein to encourage unique development in designated Mixed Use: Retail and Mixed Use: Nonresidential areas of the City.

Incorporate the multiple-family development guidelines outlined herein into the City's Zoning Ordinance.

Permit less intense nonresidential uses in higher intensity nonresidential areas (e.g., office uses in designated retail use areas), but not vice versa.

Review existing retail and commercial zoning district standards, and consider establishing either a special zoning district or an overlay zoning district that applies to the Interstate Highway 35 and Loop 1604 corridors with increased development standards related to aesthetics for future nonresidential land uses (this is further discussed within the *Neighborhood & Business Enhancement Plan*, Chapter 5).

Protect the optimal locations for retail development that remain vacant, especially along Interstate Highway 35 and Loop 1604; a piece of property should not be developed with another type of land use when it has the characteristics of a prime retail location.

Amend the *Future Land Use Plan* immediately following a City Council vote rezoning land that results in inconsistency between the *Future Land Use Plan* map and the Zoning Map.

Regularly review the *Future Land Use Plan* to further ensure that zoning is consistent and that the document and the map reflect all amendments made subsequent to the Plan's initial adoption.

Note: Not in any order of priority.