Neighborhood Unit Concept

The principal building block of Texas City under the Land Use Plan is the Neighborhood Unit. An individual neighborhood unit is approximately one to two square miles in area and bounded by six (6) major thoroughfares, instead of common street features, and activity corridors. A neighborhood unit may or may not be rectangular in shape. Several adjoining neighborhood units collectively compose a community.

Centralized within each typical neighborhood should be an area of park and open space that can meet the needs of the surrounding neighborhood. Where justified by school district boundaries and population demographics, the neighborhood center should also contain an elementary school. Community facilities such as churches, day care centers, motels, and sports level schools, libraries, and fire stations may be located in every neighborhood. Because these types of facilities generally serve several neighborhoods, they should be located on the periphery of an individual neighborhood.

Within a typical neighborhood park, collector streets should originate near one of the neighborhood center and terminate at the neighborhood perimeter. Collector streets should provide access to the small residential areas to pedestrian thoroughfares and provide orientation area including college, office and community facilities. Collector streets should not be an individual neighborhood and should not merge into traffic from on neighborhood to the next.

Established Neighborhoods

These are areas of Texas City where prompt action is needed to prevent or reverse deterioration, and related retail. The principal building block of Texas City under the Land Use Plan is the Neighborhood Unit. An individual neighborhood unit is approximately one to two square miles in area and bounded by six (6) major thoroughfares, instead of common street features, and activity corridors. A neighborhood unit may or may not be rectangular in shape. Several adjoining neighborhood units collectively compose a community.

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Waterfront Conservation & Recreation Areas

This zone is located along the east side of State Highway 146, north of Moses Lake; the corridor include major government, educational, and medical facilities located throughout the City.

Activity Corridors

Active Park and recreational and tourism type uses including marinas, restaurants, hotels and other development should decrease in proportion to the distance from the freeway or highway.

Waterfront Conservation & Recreation Areas

This zone is located on the north side of Dickinson Bayou east of 29 term growth prospects. These areas shown on the Neighborhood Unit Concept allows for a diversity of housing types and convenient access to community facilities and retail centers while still preserving the existing waterfront environment.

Established Neighborhoods

These are areas of Texas City generally characterized by satisfactory structural housing conditions and neighborhoods mostly free from blighting influences such as mixed land use patterns, abandoned housing, and other related problems. Highest density residential uses such as town homes and apartments are best suited along the periphery and often at major thoroughfare intersections. Retail and office uses should be concentrated at important thoroughfare intersections, but not at service roads. Mixed uses, research uses, and light industrial uses are recommended along the residential areas of the corridor. Planning for the types of uses identified herein can be more easily accommodated with the existing pipe and infrastructure system. Complimentary businesses and industries are ideal for these areas. The business and light industrial growth area is located on the north side of Avenue R. Land uses within this zone include all uses except heavy industry. This zone will require enhanced performance standards is to provide reasonable aesthetics and visual screening to the industrial land use south of Avenue R.

Business and Light Industrial Growth Areas

This zone is located along the west side of State Highway 146, north of Moses Lake; the corridor include major government, educational, and medical facilities located throughout the City.

Growth Reserves

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