



Existing City

LAND USE AND DEVELOPMENT

EXISTING LAND USE PATTERN

In a city that does not use regulation to direct the location of particular land use types, the overall pattern in Victoria reflects more market-driven outcomes, as well as the influences of where street, utility, and drainage infrastructure make land more accessible and suitable for development. Certain land uses also serve as development magnets or “anchors” within a community and individual neighborhoods and sub-areas. Examples of such influential uses in Victoria include:

MAJOR COMMUNITY ACCOMPLISHMENTS IN RECENT YEARS

Victoria leaders and residents mentioned these items relevant to land use and development:

- ▶ New home construction
- ▶ New apartments (more rental options)
- ▶ Downtown improvements

MAJOR INSTITUTIONAL USES

- ▶ Medical facilities (Citizens Medical Center, DeTar Hospital Navarro, DeTar Hospital North)
- ▶ Higher education campuses (UH-Victoria, Victoria College)

MAJOR RETAIL LOCATIONS

- ▶ Regional mall (Victoria Mall)
- ▶ Large-scale retail centers (Victoria Crossing, Victoria Retail Village)
- ▶ Other retail concentrations (along US 77 corridor north of Loop 463, north Navarro Street corridor, Business US 59 corridor)

MAJOR PUBLIC USES

- Victoria County Courthouse and related facilities
- Victoria City Hall and related facilities
- Victoria ISD Center for Advanced Learning and related facilities, including the Fine Arts Center and athletic facilities
- Victoria ISD East and West High School campuses
- Victoria Regional Airport and related business and public uses
- City of Victoria Riverside Park
- City of Victoria Community Center and related park and recreation facilities

On the other hand, certain land uses tend to discourage other nearby uses of a different nature. This is especially true where residential uses would be detrimentally affected by

particular characteristics of more intensive uses (e.g., traffic, noise, vibration, lighting, odors, general aesthetics, etc.). Examples of such uses in Victoria include:

MAJOR INDUSTRIAL LOCATIONS

- Industrial parks and clusters (Caterpillar, Complex Delmar Business Park, Gulf Coast Industrial Park, US 59 corridor)

INTENSIVE MUNICIPAL FACILITIES

- Wastewater treatment plants (Regional Plant, Willow Street, Odem Street)
- Solid waste
- Fire training
- Public Works

INTENSIVE SPECIAL USES

- Victoria Regional Airport





CURRENT ALLOCATION OF LAND USE TYPES

The Geographic Information Systems (GIS) division within the City of Victoria's Development Services Department maintains a robust digital mapping system. This includes up-to-date information on the existing use of land within the community. Displayed on **Map 2, Existing Land Use**, are the respective locations of four major land use types in the Victoria City limits:

- (1) residential uses;
- (2) commercial uses (retail, office and services);
- (3) industrial uses (including utilities); and,
- (4) public uses (both public buildings and publicly-owned land).

The GIS division has greater detail for more specific sub-categories, but the four consolidated categories on Map 2 highlight:

- The extent of residential use which, as in many cities, represents the majority of developed land within the community (54 percent).
- The prevalence of commercial uses in most areas of the community, but especially along major corridors such as North Navarro Street/Business Highway 77 and Houston Highway/Business Highway 59, as well as in downtown.

- The location of most industrial activity south of Houston Highway/Business Highway 59 and west of North Navarro Street/Business Highway 77; near railroad corridors; and especially along the U.S. 59 corridor and on the far east side near Victoria Regional Airport.
- The location of various types of public facilities (e.g., schools, government offices, etc.) across the community, as well as significant land holdings for larger parks (e.g., Riverside Park) and for public works and utility functions (e.g., water supply/storage).

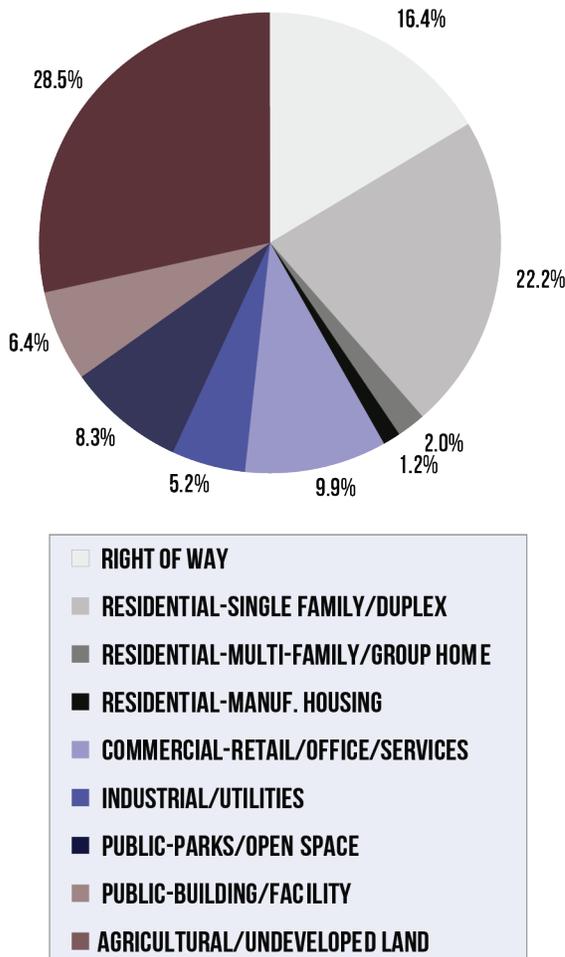
With the caveat that all the cited figures are approximations for general planning purposes (and based on data compiled by the City in Fall 2015), acreage data from the GIS mapping of current land uses, as displayed in **Figure 4, Existing Land Use Allocation in City Limits**, indicates that:

- The Victoria City limits currently include 23,609.6 acres or 36.9 square miles (with 45.7 acres of this total added through annexations during 2015).
- Of this total, 71.5 percent is developed and 28.5 percent is undeveloped. Floodplains affect all of the land use categories to some extent but are most prevalent in Public-Parks/Open Space areas and especially in areas of Agricultural/Undeveloped Land, which reduces the remaining amount of developable acreage within the City limits.
- The residential land use share (35 percent of developed land) is primarily single-family detached and duplex dwellings with smaller amounts of multi-family and manufactured units.

EXISTING CITY

- ▶ The amount of land in commercial use (nearly 14 percent of developed land) is just under half as much as the amount used for one- and two-family dwellings.
- ▶ Industrial and utility uses are a relatively small share of the city-wide land use allocation (7.6 percent of developed land).
- ▶ Land used for parks/open space and public buildings/facilities accounts for 20 percent of developed land.

FIGURE 4, EXISTING LAND USE ALLOCATION IN CITY LIMITS



SOURCE: City of Victoria GIS Division

EXISTING HOUSING

Depicted on **Map 3, Locations of Existing Housing**, are the three main residential use types for which location and acreage data are available from the City's GIS division. The newest U.S. Census Bureau figures estimated that Victoria had 25,919 total housing units in 2013. Of these, just over two-thirds (67.7 percent) were single-family detached dwellings, slightly less than five percent were manufactured homes (1,231 units), and the remaining 27.6 percent was comprised of various types of attached and multi-unit housing.

The extent of owner-occupied housing in 2013 was estimated at 58.5 percent (13,795 units) relative to 41.5 percent (9,795 units) with renter tenants. The average household size in owner-occupied units was estimated at 2.6 persons compared to 2.71 persons per household on average in rental units.

As shown in **Figure 5, Share of Housing Built 2000-2013**, only about 10 percent of Victoria's housing units in 2013 had been built since 2000, which was the lowest among the peer Texas cities included. This statistic supports a frequent theme heard during the comprehensive planning process that prospective homebuyers have limited options if interested in purchasing a newly-built home. Another indicator of a relatively tight housing market is the extent of vacancy. As shown in **Figure 6, Housing Stock Vacancy in 2013**, the vacancy rate in Victoria in 2013 was estimated at 9 percent (2,329 units), which also was the lowest among the peer Texas cities.

As of the U.S. Census Bureau's 2013 American Community Survey, 61.6 percent of the housing units in Victoria were built in 1979 or earlier. It is important to consider housing that is 30 years or older as this is a common point when maintenance of older homes becomes an increasing burden on their owners and can start to impact the integrity of entire neighborhoods.

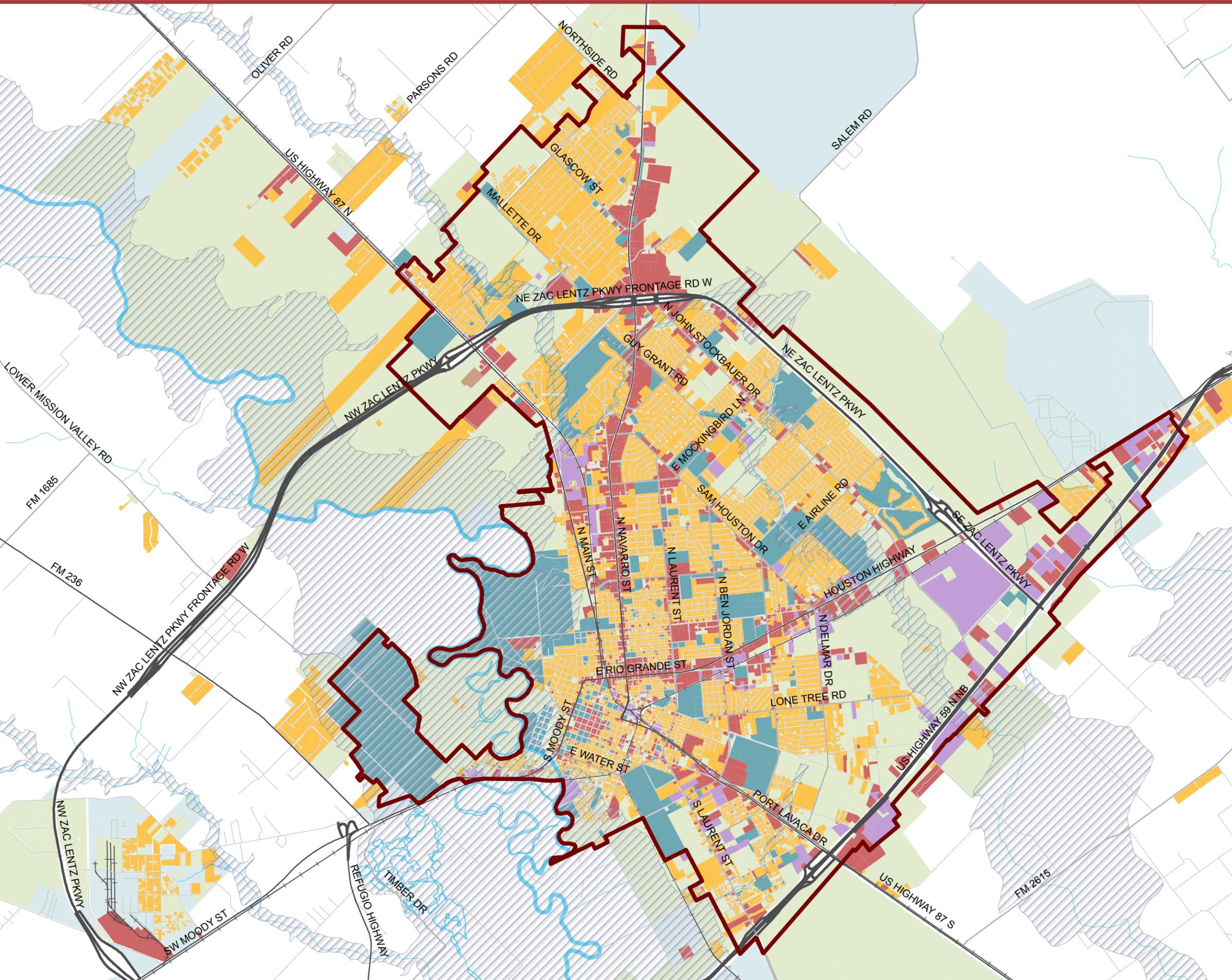
MAP 2
EXISTING LAND USE

LEGEND

-  City Limits
-  Residential
-  Commercial (Retail/Office/Services)
-  Industrial/Utilities
-  Public Land and Buildings
-  Freeway
-  Primary Arterials
-  Secondary Arterials
-  Railroad
-  Creek/River/Lake
-  100 Year Floodplain



Disclaimer: This map is intended for general informational purposes only and does not represent a legal record. No warranty is made by the City of Victoria regarding specific accuracy or completeness, and the data may be subject to revision at any time without notification.



MAP 3 LOCATIONS OF EXISTING HOUSING

LEGEND

-  City Limits
-  Residential (Single Family/Duplex)
-  Residential (Multi-Family/Group Home)
-  Residential (Manufactured Housing)
-  Freeway
-  Primary Arterials
-  Secondary Arterials
-  Railroad
-  Creek/River/Lake
-  100 Year Floodplain



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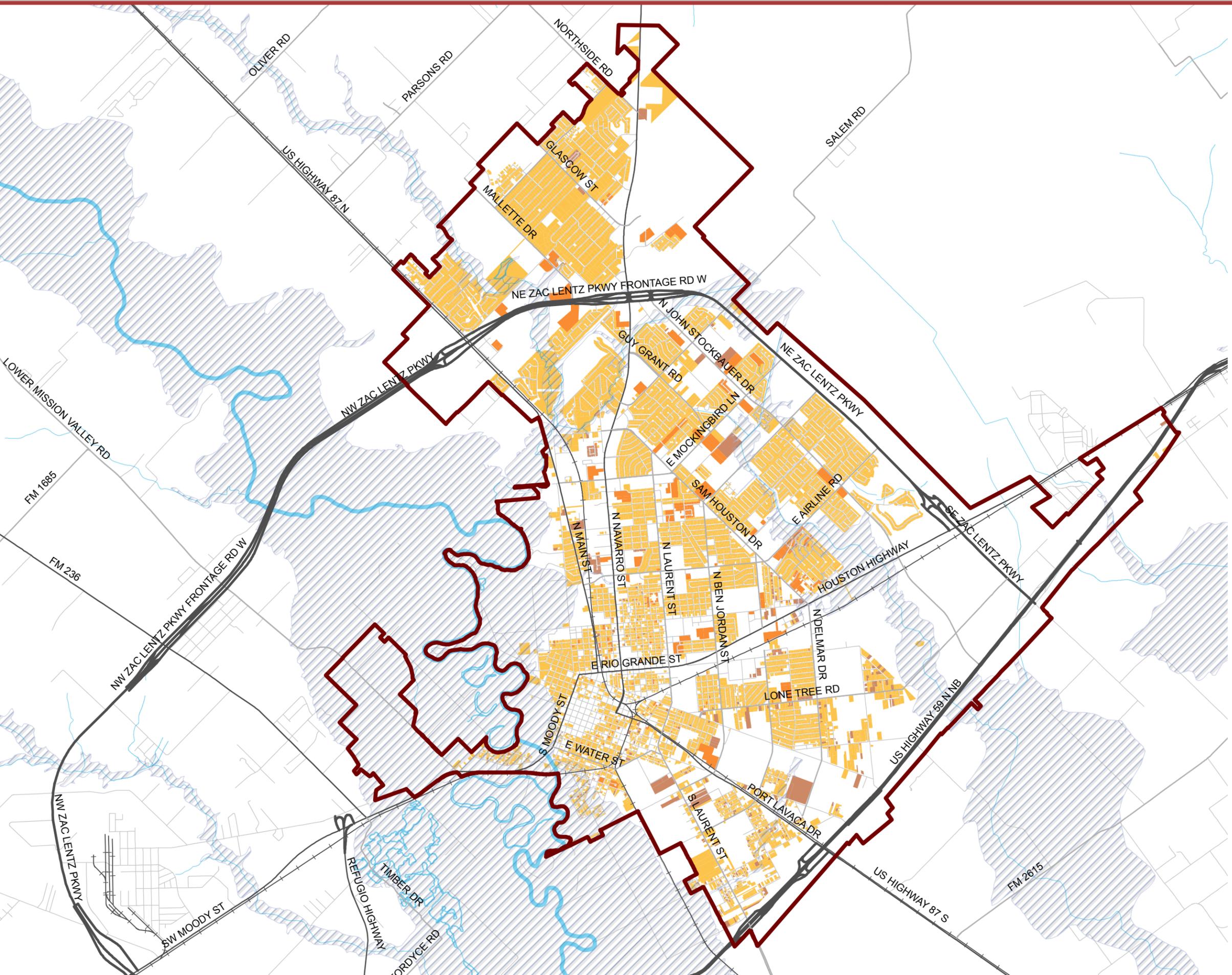
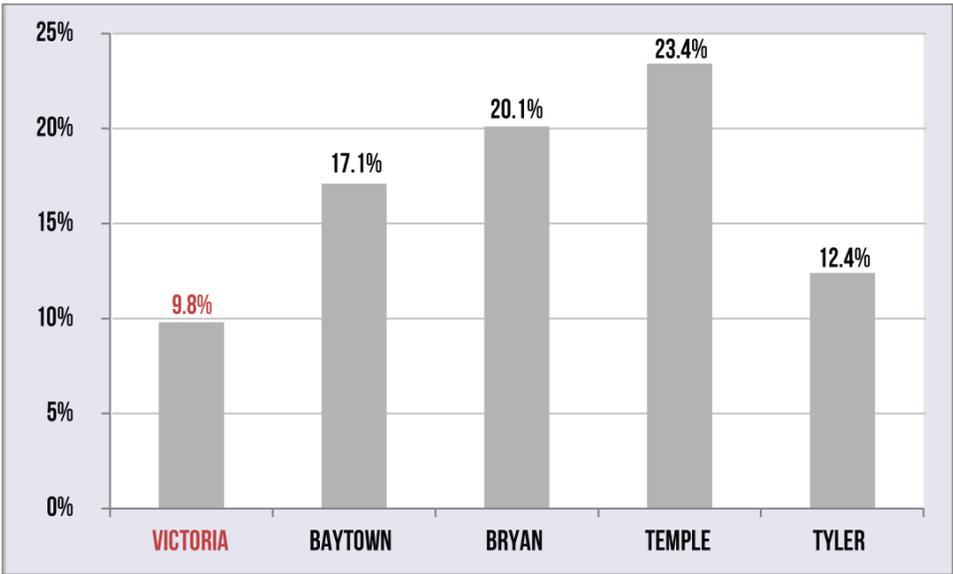
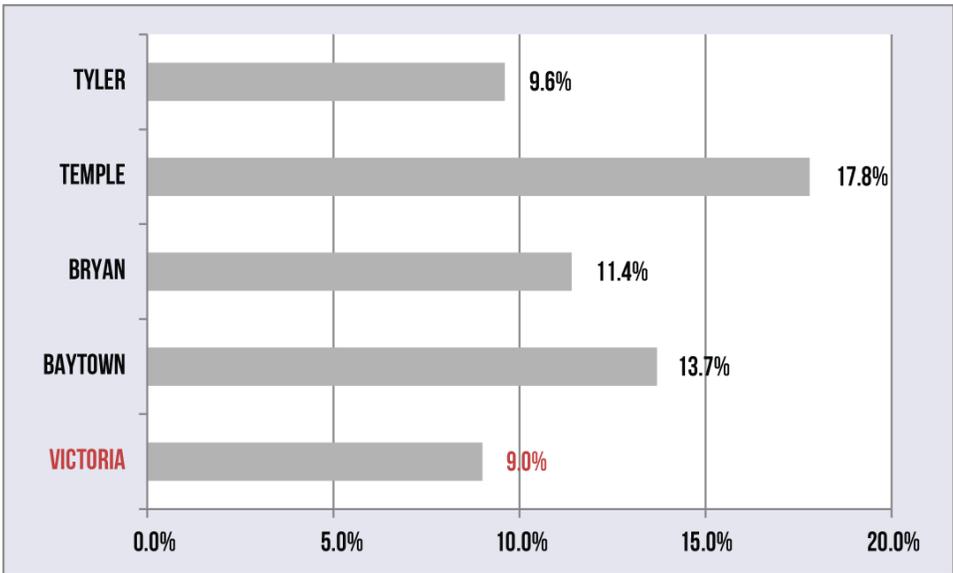


FIGURE 5, SHARE OF HOUSING BUILT 2000-2013



SOURCE: U.S. Census Bureau, 2009-2013 5-Year American Community Survey

FIGURE 6, HOUSING STOCK VACANCY IN 2013



SOURCE: U.S. Census Bureau, 2009-2013 5-Year American Community Survey

KEY OPPORTUNITIES AND CHALLENGES FOR LAND USE AND DEVELOPMENT

Input and discussions for this Comprehensive Plan update, through workshops with City Council and Planning Commission, informal small group sessions, a community-wide public event, interaction with the Comprehensive Plan Advisory Committee, and background discussions with City staff, yielded the following items related to the Land Use and Development focus area of the plan:

- ▶ Inadequate supply of new homes at “starter housing” and mid-range price points.
- ▶ South side redevelopment needs and opportunities.
- ▶ Integrity of existing neighborhoods, and good design and amenities in new residential development.
- ▶ Concern for community image and “quality” appearance related to: (1) private site and building practices; and (2) public sites and the “public realm” (i.e., key roadway corridors, community entries/gateways, other public lands, etc.).

OTHER INFORMATION SOURCES

Other relevant documents related to Land Use and Development include:

- ▶ Victoria 2025 Comprehensive Plan
- ▶ 2007 Land Development Study (City of Victoria)
- ▶ Parks 2025 Master Plan (City of Victoria, 2012)

Pertinent websites include:

- ▶ City of Victoria Development Services Department
- ▶ City of Victoria GIS Division Interactive Maps
- ▶ City of Victoria Code of Ordinances