

SECTION 9. GROWTH MANAGEMENT PLAN

Purpose

The principal purpose of a growth management strategy is to ensure that growth happens in an orderly fashion so that development and population growth does not outpace the City's ability to maintain adequate standards of public services. Public services may include fire, emergency and police services, water/wastewater services, utilities, and adequate educational facilities to serve the projected population.

9.1 Growth Management in Saint Hedwig

Growth management, while critical to the ultimate realization of the City's vision, is a much simpler and straight-forward process for a rural community wishing to stay rural versus, for example, a medium sized city slated for massive growth. Such a statement deserves further explanation. The overwhelming majority of land in the City, with the exception of areas along the F.M. 1346, FM 1518, 1604, and US 87, will most likely never require sewer service for existing properties or future development. Its minimum 2.5 acre lot zoning only requires septic or similar system service. Most public services, assuming even a relatively rapid rate of growth, will be able to maintain adequate services as the population at build-out will only increase by roughly 2,400 persons (refer to Section 10. Public Facilities). East Central Water Supply Coop, through the Canyon Lake District, is not limited in terms of the amount of water it currently can access were a build-out to be reached even in a very short period of years. Utility service to new and existing development is provided not by the City but by other outside entities.

The single most important growth management technique available to the City is to follow the adopted Master Plan so that its land use pattern and density may be maintained. These density patterns are closely tied to its infrastructure needs by its large acreage lot zoning districts and land use plan. As major parcels of raw land are acquired and developed, the number of lots created within these parcels will be very low because of the strongly low density character of the districts. It is recommended that the City monitor the level of residential development taking place on an ongoing basis as the development review process takes place and raw land is platted out for high density residential developments. Development fees (ex. building permits) should be adjusted based on any increase in administrative costs related to development within the City.

Furthermore, it is recommended that the City review annexation of ETJ areas for zoning district control of future land uses.