

CITY OF SAINT HEDWIG

MASTER PLAN

No. 0707 As Amended

ORIGINALLY ADOPTED JULY 15, 2007

AMENDED BY:

ORDINANCE 2025-06 ON JUNE 5, 2025

Amending Section 4 Future Land Use Plan
and 2019 Future Land Use Map

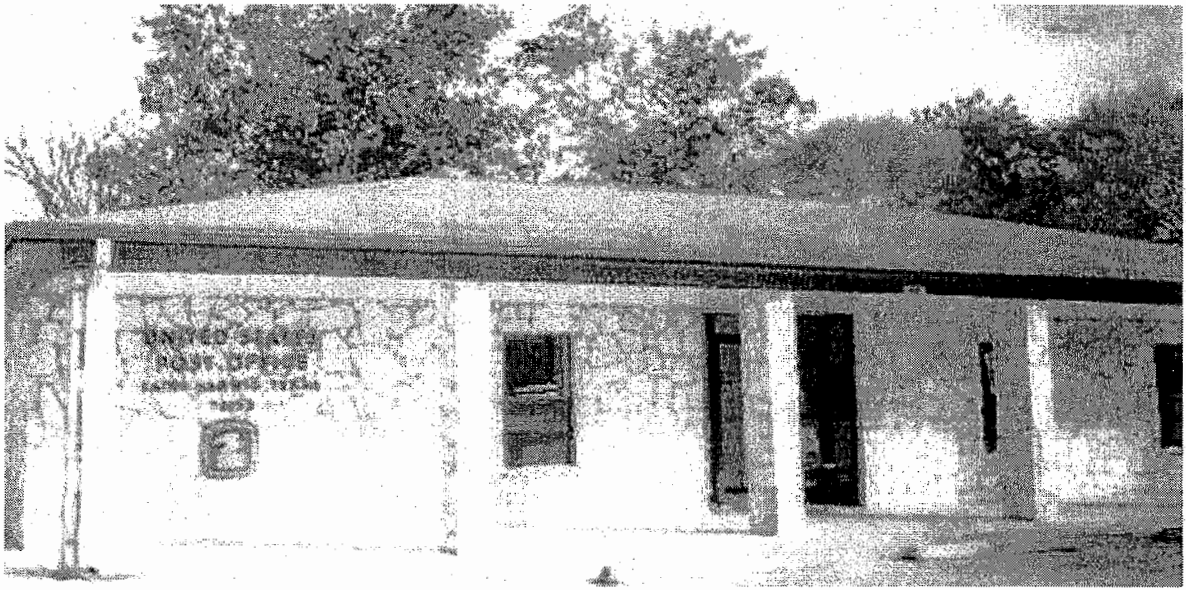


City of Saint Hedwig

13065 FM 1346

Saint Hedwig, Texas 78152

0707



City of Saint Hedwig, Texas



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Saint Hedwig Master Plan 2007

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EXECUTIVE SUMMARY

On October 19th, 2006, the City of Saint Hedwig, Texas held a kick-off meeting to initiate a Master Plan. The Master Plan is to serve as the framework which will guide and mold all development within the community over the next 20 years and beyond.

The Master Plan project would not have been initiated without the foresight of Saint Hedwig's City Council and Planning & Zoning commissioners, staff and the citizenry of Saint Hedwig. Principally at play was the recognition that growth and market forces from the San Antonio metropolitan area were increasingly impacting the immediate region and that a failure to capture and shape this growth in a controlled manner would ultimately result in a future determined by outside forces and not the wants and aspirations of the community.

By anticipating and harnessing this future growth in population and development, Saint Hedwig is allowed self-determination in terms of how its future city appears and the quality of life it has to offer to present and future generations. Saint Hedwig's self-determination *is* to maintain a strongly rural community where development is secondary to the preservation of the natural environment. Where development does occur, Saint Hedwig seeks to maximize the tax revenue stream of such development while minimizing its associated negative impacts. Furthermore, it seeks to develop a Historic Downtown District, as described in Section 4. *Future Land Use Plan*, to increase the quality of life by providing an area to serve as the central social and economic center of the community. Residential areas are to be strongly single-family oriented to underscore the community's strong family-oriented lifestyle and rural character.

The Master Plan is a document that provides a number of issues critical to the realization of the description just provided: a brief history of the community and its rural past; a basis, determined by city officials, civic leaders and citizenry, for all principles and ideas presented; appropriate development types and transportation systems; and a guide to the implementation of all principles and ideas presented.

SECTION 1. OVERVIEW

Purpose

A city's Master Plan can be defined as a long-range planning tool that is intended to be used by City staff, decision-makers and citizens to direct the growth and physical development of a community for ten years, twenty years or an even longer period of time. It is a vision of what the community can become and is a long-range statement of public policy.

The primary objectives of the Master Plan are to:

- Ensure efficient delivery of public services
- Coordinate public and private investment
- Minimize conflict between land uses
- Manage growth in an orderly manner
- Increase the cost-effectiveness of public investments
- Provide a rational and reasonable basis for making decisions about the community

As a vision of the City's future physical form, the Master Plan sets forth a generalized pattern of land use areas and transportation corridors. It represents a long-range statement of public policy with respect to how the community should grow, develop and mature over time. It includes policies and recommendations relative to the development of various physical elements within the community such as transportation, land use, housing, parks and recreation, and urban design. It provides for the distribution and interrelationships of various land uses, as well as a basis for future development recommendations. These aspects of the Plan are supported by a set of goals and objectives drawn from the desires and aspirations of citizens and business leaders, and are intended to help Saint Hedwig create an attractive living and working environment.

Benefits to Saint Hedwig

It is clear to the citizens and civic leaders of Saint Hedwig that improvement of their community and its quality of life does not happen by chance but instead requires strategic planning. By adopting policies and guidelines set forth in the Master Plan, Saint Hedwig can implement a strategy to shape its desired future to the benefit of its citizenry. The Master Plan is a guide for decision-makers and a tool for managing community change to achieve this desired quality of life.

Master planning helps to ensure that, as size and population characteristics grow and change over time, the community continues to develop in a manner which reflects the objectives and values

of the community's property owners, decision-makers and citizenry. The product of a municipal planning program is generally a Master Plan document (and associated maps), which is sometimes referred to as the community's "Master Plan". The Master Plan should function as a long-range guide for the future growth, and (re)development of the community. It should accurately reflect what is in the best interest for the City of Saint Hedwig, as perceived by citizens within the community. It should illustrate and represent a master "vision" of what the community can become and should be utilized as a long-range statement of public policy.

The Master Plan serves several important roles in the City's decision-making process. Its primary purpose is to permit the City to consciously consider and shape its own future. It serves as a response to existing problems and as a means to address future issues in a more proactive way. It can be used to identify areas or features that need to be protected and establish a framework for doing so. Although the Master Plan focuses primarily upon the community's physical form and environment, it is closely tied to socioeconomic factors as well. In many ways, the physical layout and design of the community affect the daily lives of those who live and work in it.

The Master Plan, once adopted, becomes the official policy of the City. It will help guide zoning and development decisions and will serve as a basis of future capital expenditures for public facilities. It is important to emphasize that the Master Plan is not a rigid policy but rather a guide. It is intended to be flexible and provide latitude for more detailed analyses that are commonly a part of zoning and development decisions. These decisions should be consistent with policies established within the Master Plan.

Planning is a continuous and ever-changing process. The City will undoubtedly encounter future development proposals that are inconsistent with the Plan. Some of these proposals may well be in the best interest of the City and worth further consideration. As community conditions and priorities change over time, the City's Master Plan should be amended to take advantage of new opportunities and to respond to new needs and circumstances. Thus, the Master Plan itself is not intended to be a static document; it is intended to be a dynamic, adaptable guide to help citizens and officials shape Saint Hedwig's future.

SECTION 2. BASELINE ANALYSIS

Introduction

The master planning process begins with an understanding of the historical and socioeconomic experience of a community. The Baseline Analysis seeks to gain this understanding and provide a succinct description of this experience with a review of the City's history and analysis of its socioeconomic conditions. It also provides general insight into the community's development pattern. The secondary objective of the Baseline Analysis is to ensure that the information being used in the planning process accurately portrays the community and its needs. The identification of major issues within the community begins early in the master planning process and serves as a basis for creating the following components of the Baseline Analysis section:

- Historical Background
- Regional Relationship
- Physical Factors Influencing Development
- Demographic Profile
- Existing Land Use
- Existing Housing
- Existing Plans & Ordinances
- Existing Public Facilities
- Existing Infrastructure System

Each section contains information pertaining to the topic, as well as graphic support, where appropriate. The *Baseline Analysis* section includes the identification of other issues that will be addressed in the formulation of the Master Plan for the City of Saint Hedwig. It also forms the basis for formulating the "Goals and Objectives" section and is instrumental in generating the final recommendations of the Master Plan.

2.1 Historical Background

Driving through the state of Texas, it is not uncommon to see many small towns decorating the countryside. Many of them are farming communities established in the mid-19th century that have not grown much since. One such place is the City of St. Hedwig. With a 2005 population of 1,843, St. Hedwig has stood in east Bexar County since 1855. The settlers built thatch-roofed log cabins, a log church and a school. The Annunciation of the Blessed Virgin Mary **Church** was built in 1857. With these structures built, the citizens of the City began to turn their attention to the miles of raw land. Planting corn and raising cattle were the first agricultural efforts in St. Hedwig.

Today the only two-story structures in St. Hedwig are the occasional modern homes and several businesses. Other focal points include the city social club, the feed store, general store, dance hall, American Legion Post and hall, fire department, post office, and Four Points convenience store. The St Hedwig post office opened on July 27, 1860. The post office was actually located on the side of the social club for several years until the new building was built down the street.

The St. Hedwig Volunteer **Fire Department** is definitely an important part of the small city. The firehouse charter was applied for and received in 1956 with the city receiving its first fire truck in 1957, one year before the firehouse was built in 1958.

After its incorporation in 1957, Saint Hedwig remained without a city council until 1981. It was then that the city petitioned to elect officials. The city continues to operate as a general law type A municipality with an Aldermanic form of government. They Mayor and Aldermen (“City Council Members”) are elected on a two year term basis by the registered voters. Today, the citizens of Saint Hedwig enjoy the benefits of a rural setting with the convenience of living near the San Antonio metropolitan area.

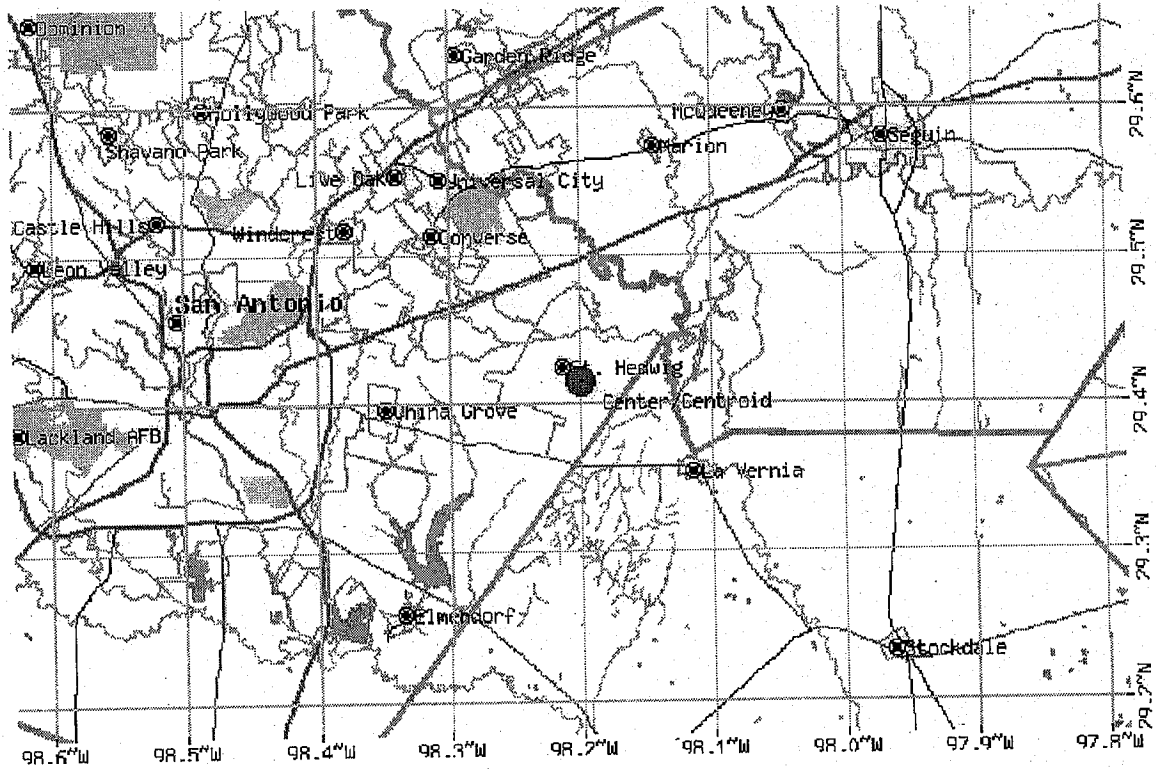
2.2 Regional Relationship

Plate 2.1 *Regional Relationship* shows the relationship of Saint Hedwig to the surrounding region. The City of Saint Hedwig lies 17 miles east/southeast of the San Antonio metropolitan area. It is located within Bexar County, Texas. The City is located with close access to Interstate 10, Loop 1604 and Hwy 87. It is also located just south of Schertz, Texas.

Saint Hedwig is almost completely agricultural and residential in nature. Therefore, the livelihood of its citizenry relies almost solely on the economic health of the San Antonio metropolitan area and its surrounding communities.

As the City’s proximity to the greater metropolitan area offers it employment opportunities, it also allows for different lifestyles to be sought. The City’s rural setting offers all of the qualities one would normally associate with a rural lifestyle. However, as part of a greater metropolitan area, citizens are also able to take advantage of diverse retail opportunities and access to high-quality health care, educational institutions, museums, professional sports and the like.

Plate 2.1 Regional Relationship



2.3 Physical Factors Influencing Development

Natural Features

The natural features of a town include the geology, topography, soils and vegetation present. It is the interrelation of these natural features that creates the natural environment of a community. Floodplains, aquifers, endangered species and the climate of the area are some other natural features that may also affect development in an area. The knowledge of a city's natural environment plays a significant role in determining future development trends and possibilities for the community by enabling the city to make better-informed decisions and ensuring the exercise of accepted planning principles.

Geology

Geology, in simple terms, is the study of rocks and the surface characteristics of those rocks. The mineral wealth and varied landforms found in the state today are a legacy of the geologic history of Texas. Thus while developing any area or to understand the different landforms and how best to utilize them, it becomes important to study and take into consideration the geological formation of that area. The City exists where the Cretaceous period took place approximately 140 million years ago and just west of where the geologic periods Pliocene, Miocene and Oligocene occurred. During the late Cretaceous period, the area (and much of Texas) resided beneath seas.

Soils

Soil in Southeast Bexar County primarily consists of Blackland Prairie as well as a mix of clay and sand. Some areas have light-colored loamy soils over limestone. Other soils can possess dark-gray loams and clays. Blackland soils are called "cracking clays" for the large, deep cracks that form during dry weather. Where Blackland soil is present, it can be damaging to foundations of structures and highways because of its propensity for crack formation. Water erosion and brush control are management issues for both soil types.

Vegetation

Mostly prairie, this region is also characterized by significant timber, particularly along its creeks, streams and rivers. This timber consists mainly of Oak, Pecan, Elm, Hackberry, and Mesquite. Original grassland, which has changed over time given development and cattle grazing activity, consists of Bluestem, Indiangrass, Switchgrass, Hairy and Tall Grama, Texas Wintergrass, Buffalograss and others.

Topography

The area of Bexar County and Saint Hedwig may be characterized as ranging from flat to gently rolling hills with numerous creeks (principally Martinez Creek).

Floodplains and Drainage Ways

From a development standpoint, floodplains create unique opportunities and challenges. Generally a floodplain may not be developed unless it happens in a manner that meets the concerns of the Federal Emergency Management Agency (FEMA). This challenge creates unique opportunities because this land, while serving drainage needs, may be used in an open space or recreational capacity. A floodplain exists within the City and constitutes an area that mostly borders along Martinez Creek. This creek exists principally in the north and northeastern portion of the City, beginning from a northwestern location and flowing in a southeasterly direction. The creek branches off at various points and the floodplain follows this pattern.

Major Aquifers

About 80 percent of area in the state of Texas is covered by underlying major aquifers. Approximately 56 percent of the water currently used in the State is derived from underground sources that occupy nine major and 20 minor aquifers.

Climate

Climate is also a factor that affects the type of development occurring in an area. Climate of a community can either be a limiting or encouraging factor to development depending on the type of industry or business. For Saint Hedwig, the climate will not seriously limit or impact development types. The summary of the climate in the South Central Texas area over a 30 year period is presented in Table 2.1 below.

Table 2.1 Climate Summaries, South Central Texas (30-Year Period)

Measure (Fahrenheit)	Month						
	January	March	May	July	September	November	Annual
Normal Daily Maximum	54	68	83	95	88	65	76
Normal Daily Minimum	34	46	63	75	67	45	55

Man-Made Features

Man-made features such as roadways (and rights-of-way), electrical transmission lines, special areas/corridors, the extraterritorial jurisdiction, railroad, and public facilities within the City are some factors that impact urban development patterns in a City.

Major Thoroughfare Routes

Thoroughfare routes are the key driving forces in determining the location and intensity of all types of development. The transportation system may be defined by a hierarchy of roads based on the level of service they provide. This hierarchy consists of arterials (i.e. highways, multilane streets) at the top, with lesser service provided by collector and residential streets. FM 1346, which serves as the main regional thoroughfare to accessing neighboring communities and the larger highway systems, runs through the center of Saint Hedwig.

Streets

The street system within the community consists of mostly two lanes, undivided, rural street sections serving the community. Residential streets may be differentiated from collector streets only as being narrower; the paving sections for both are similar. Access to the already discussed F.M. 1346 is provided by FM 1518, Graytown Road, La Vernia Road, Pittman Road, Adkins St. Hedwig Road, and Churchview Road as well as several smaller access points.

Extraterritorial Jurisdiction (ETJ)

Extraterritorial jurisdiction (ETJ) can be defined as the land that an incorporated area may legally annex for the purpose of future development. The Texas State Legislature has established specific amounts of unincorporated land for possible annexation by municipalities depending upon their sizes. As a municipality of under 5,000 in population, Saint Hedwig has an ETJ area of one half mile.

2.4 Demographic Profile

The people who live in Saint Hedwig will be the most important resource of the community and a critical determinant of the City's future. The following discussion is intended to provide insight into the historical and existing demographic characteristics of the City. Knowledge of these characteristics can help the City plan for projected population increases and expected growth patterns.

Population

Saint Hedwig's population for the year 2000 was 1875 with an estimated population in the year 2005 of 2,022 (+ 7.8%). In the 1990's the population change was +391 (+26.3%) The breakdown of percentage between male and female are as follows: male 51.4%, female 48.6% and the median resident age is 38 years. Approximately 70% of adults in Saint Hedwig are married.

Household Structure

As may be expected for a rural, family-oriented community, households containing a much more traditional family structure are significantly more prevalent in Saint Hedwig than they are in the United States as a whole. Households are larger than most, which is consistent with the family emphasis of the town. In fact, almost 80% of all households in the City may be described as "family" households, versus a rate of just under 70% for the nation. This comparison with the nation continues a similar relationship for other household structure categories throughout Table 2.4, with lower percentages being described for elements unlike typical family household structures within the City. Interestingly, Saint Hedwig is known for having more men than the amount in similar cities.

Age and Race Composition

As the age composition is important to take into account in the planning of a community's physical needs, so is the community's ethnic composite. An understanding of this increases the chances for generally informed decisions to be made in all matters planning-related.

Various ethnic groups may have certain issues that may be addressed from a planning perspective and an understanding of racial and ethnic distribution provides some basic information from which these issues may be analyzed. Table 2.6 describes the racial and ethnic composition for the City of Saint Hedwig as it compares to the state as a whole for the year 2000. Saint Hedwig is predominantly White/Caucasian in its racial composition. Some racial groups, in particular whites, may also consider themselves to be Hispanic. Most racial/ethnic groups are represented in small percentages within the City (Table 2.6).

**Table 2.6 Race and Ethnic Distribution
Saint Hedwig and Texas (2000)**

Race/Ethnicity	Saint Hedwig		Texas	
	Number	Percent	Number	Percent
White/Caucasian	1595	85.1	14,799,505	71.0%
African American	55	2.9	2,404,566	11.5
Hispanic (of any race)*	193	10.3	6,669,666	32.0
Asian/ Pacific Islander	51	2.7	576,753	2.8
American Indian/Alaska Native	9	0.5	215,599	1.0
Other	36	1.9	2,952,634	14.2

* Individuals may report more than one race and therefore total numbers will exceed actual population. This is particularly true for the Hispanic (of any race) category where a person may be accounted for as both White/Caucasian *and* of Hispanic origin.

Educational Attainment

From an analysis of the educational attainment levels below in Table 2.7, Saint Hedwig has an exceptionally well-educated population. Its relationship to the State, in terms of educational attainment, can generally be described as higher to substantially higher, depending upon which category is reviewed. The exception to this is a slightly lower (4.1%) level of graduate or professional degrees received. Most notable is a more than triple percentage level of those that are high school graduates in Saint Hedwig versus the State (Table 2.7).

**Table 2.7 Educational Attainment
Saint Hedwig and Texas (2000)**

Level Attained*	Saint Hedwig	Texas
High school graduate	83.1	24.8
Bachelor's degree	15.4	15.6
Graduate/Professional Degree	3.5	7.6
Total	100.0	100.0

* For person 25 years and older

Income and Poverty Levels

In 2000, Saint Hedwig had a median family income of \$58,603. Saint Hedwig is regarded in the state as a city where many of the people are relatively well-off. The city has a large middle class and finds a smaller share of its people living in poverty than most places in the state. Also related to the level of educational attainment is the level of persons below the poverty level. An inverse relationship exists whereby poverty levels are low when educational attainment is high. This statement certainly holds true for Saint Hedwig and is reflected in its roughly 2% poverty level over the 1990-2000 period, a figure that is roughly 13% lower than the State's.

Employment

In examining the employment characteristics of Saint Hedwig, it is particularly useful to understand where, geographically, these persons are actually employed, given that the City provides very little noteworthy employment base itself. Approximately 94% of the City's citizens drive to the surrounding communities for employment.

2.5 Existing Land Use

Providing for the orderly and efficient use of land should be the overriding planning consideration in Saint Hedwig. In order to accurately assess the City's future land use needs, an analysis of present land use patterns is important. The patterns of land use found in Saint Hedwig have evolved to satisfy the requirements of the community as it grew. The activities of the residents of the City create a need for residential and commercial uses (whether these uses exist within the City or in its vicinity) as well as an efficient thoroughfare system. The conversion process and how it occurs will be very important to the City because it is one of the factors that will determine the community's future urban form. It will not only have an impact upon how Saint Hedwig develops economically, but also the existing and future land uses that will shape the character and livability of the community for years to come. These relationships will be reflected in the provision of services and facilities throughout the community. An orderly land use arrangement will best serve the needs of the community.

Land Use Survey Methodology

In August, 2003, a parcel-by-parcel land use survey was conducted by automobile for all areas within the existing City limits and ETJ. Each parcel was color-coded and documented according to the following categories (where applicable):

Zoning Uses

E-1R: Semi Rural Residential Estates

Single family estates 5 acres or more

A-1R: Agricultural/Residential

Single family estates 11 acres or more with both residential and agricultural uses

SA: Super Agricultural

Single family residence on 35 acres or greater with both residential and agricultural uses where heavy development is not conducive due to flood probability or poor access.

R-2: Semi-Rural Residential-Red

Single family residences 2.5 acres up to 5 acres

R-3: Residential

Manufactured Homes: A manufactured home located on a lot or parcel of 2.5 acres or greater.

R-4: Residential

Multiple-Family Residences: Parcel is 5 acres or greater, 2 units per acre maximum. Apartments, rooming houses & related buildings. Duplex/town home dwellings and related accessory buildings.

P: Public, Semi-Public and Related Uses, Parks and Open Spaces-White

Schools, churches, cemeteries, utilities, public buildings, parks, playgrounds, public open space, Streets and Alleys: land dedicated to public use for street and alley rights-of-way whether open or closed to use

HD-1: Historic Downtown District-Residential, Office, and Retail

Residential, boutique type retail, antique shops, personal service establishments.
Professional/Administrative, healthcare-related, real estate agencies, financial services, other typical office uses

C: Commercial Uses-Yellow

commercial amusements, building materials yards, automobile garages and sales lots, automobile body repair, warehouses, telecommunications/broadcasting towers and facilities, wholesale establishments, sale of used merchandise, welding shops

L-1: Industrial Uses

Light Industry: light processing, storage, light fabrication, assembly and repairing

Plate 2.3 Existing Land Use



Existing Land Use Analysis

Of the developed land area in 2003, (excluding roadways) single-family residential and agricultural land uses comprise the overwhelming percentage of land use. It is expected that the composition of land uses in Saint Hedwig will remain constant for the foreseeable future.

By calculating the amount of acreage consumed for various land uses and comparing it to population, insight can be gained into future land use demand. Assumptions can be made regarding the future consumption of land use based upon these relationships, balanced with the community's own desired goals and objectives.

Because the land use is almost exclusively agricultural and residential, it can be determined that the only substantial changes will be an increase in residential development to accommodate the population growth experienced within the City. Table 2.14 below offers land use ratio averages for Texas communities with relatively similar populations. As may be expected given the City's rural and residential character, the land uses present in Saint Hedwig vary substantially from those cities analyzed and averaged in Table 2.14. It should be noted that land uses are largely reflective of a community's vision and market forces, and do not suggest appropriate or inappropriate levels of land use types.

Table 2.14 Land Use Averages, Small Texas Cities

Land Use Category	Acres	Percent of Developed Land	Acres/100 persons
Single Family	537.4	49.8%	17.92
Duplex/Town home	18.9	1.8%	0.63
Multi Family	11.0	1.0%	0.37
Man. Homes	69.3	6.4%	2.31
Parks/Open Space	206.3	19.1%	6.88
Public/Semi-Public	111.2	10.3%	3.71
Office	8.5	0.8%	0.28
Retail	25.9	2.4%	0.86
Commercial	78.6	7.3%	2.62
Industrial	13.2	1.2%	0.44
Total Developed Land	1,080.1	100.0%	36.01
Rights-of-Way	417.0	n/a	13.91
Undeveloped Land	2,251.0	n/a	75.06
Total	3,748.1	n/a	124.98

*Small Texas cities (average population: 2,999) include: Bee Cave, Sunnyvale, Crandall, Fairfield, Heath, Hutchins, Lago Vista, Salado

2.6 Existing Housing Conditions

Quality of housing and the appreciation of housing values are important planning considerations. Among the factors contributes to the desirability of Saint Hedwig as a place to live is the condition of existing housing and the quality of the residential neighborhoods they form. The community has an interest in attracting quality residential development for its residents and the enhancement of the City.

The quality of housing in Saint Hedwig is an important consideration in evaluating the adequacy of the existing housing stock and predicting future housing requirements. Condition and age are two of the physical characteristics of the housing supply which reflect impact the quality of housing. Tenure, length of residence, persons per household, and affordability are other variables which determine the general status of the housing supply. The condition of housing within an area also influences the decision for investment in new or remodeled dwelling units. Normally, residential neighborhoods with positive attributes (ex. sound housing, school facilities within a reasonable distance, convenient parks and open space, adequate streets and good sanitation and drainage) will have minimum health, economic and social problems.

In contrast, a blighted area where such variables just listed are either nonexistent or poorly provided will likely present a greater number of problems to the community. Analyzing existing residential conditions allows any major issue to be identified so that they may be addressed in the Plan.

Residency

The length of time people tend to reside within a community, to a certain degree, influences the town structure's physical condition. It can be reasonably assumed that the occupancy of a structure by a particular family unit over a long period of time would be a deterring factor in any decline of the structure's condition, as compared to several families occupying a structure during the same or a shorter period of time. Also, a renter- or owner-type of occupancy will likely be reflected by the level and quality of maintenance and upkeep that is given to a residential structure. A high owner-occupancy can be considered an asset when planning for Saint Hedwig's future. As documented in Table 2.18 the percentage of owner-occupied units in Saint Hedwig is much higher than the State.

Table 2.18 Renter Versus Owner-Occupied Units Saint Hedwig and Texas (2000)

Town	Owner-Occupied	Renter-Occupied
Saint Hedwig	93.6%	6.4%
Texas	63.8%	36.2%

Source: U.S. Census

Housing Values

The ability of a family or individual to obtain adequate housing is generally determined by household income as it relates to housing values. Generally, it is assumed that 30 percent or less of a family unit's gross total income may be dedicated to housing costs. From 1996 to present 2006, housing values have risen dramatically; median single family housing construction permit requests have risen by 84% or \$84,100. This increase is most attributable to a dramatic increase in the development of new homes in Saint Hedwig valued in the \$200,000 plus category.

2.7 Existing Plans & Ordinances

Existing Zoning Ordinance

The City of Saint Hedwig's current zoning ordinance was adopted in 2003. The purpose of this zoning ordinance was to do the following:

- Promote health, safety and general welfare
- Promote stability of existing land uses and reflect the Master Plan
- Promote safe and effective traffic circulation
- Promote and protect the aesthetic quality of the City
- Provide adequate protection for community investments
- Divide the City into zoning districts to provide for the elimination of nonconforming uses of land, buildings and structures
- Zone the majority of the City with agricultural and residential, large lot districts to maintain both the rural and residential character of the community
- The existing zoning districts are: E-1R single family, A-1R single family, R1 Single Family, R2 Single Family, R3 Single Family (Manufactured Homes), R4 Multi Family, HD1 Historical District, C Commercial, L1 Light Industrial, P Public

2.8 Existing Public Facilities

The type of public facilities and services available to the residents of the City is an important factor influencing the desirability of Saint Hedwig as a place to live. The availability of public facilities in a community also affects the potential for future development of various portions of the City and surrounding areas. The community has an interest in providing public facilities and services to ensure the quality of life within the City is maintained and enhanced in this regard.

Presently, the City of Saint Hedwig provides its residents with the following facilities and/or services:

City Hall

The present City Hall is located at 13065 Fm 1346, Saint Hedwig, Texas. The services housed within City Hall are as follows:

- Elected City Officials
- City Secretary
- Administrative support
- Permitting and Inspection
- Public Meetings of the City Council, Planning and Zoning Commission, Board of Adjustments and other boards and commissions.

Fire and Emergency Service

The City is serviced by the Saint Hedwig Volunteer Fire Department. This VFD makes available 31 active members: firefighters, medics (ECA's, EMT Basics, EMT intermediates and 1 EMT Paramedic), and a few firefighter/medics. The main facility is located in Saint Hedwig, Texas, on FM 1346 near the intersection of FM1346 and Graytown Rd. Annual dues are collected throughout the year and during the Annual VFD picnic.

Police Service

Police protection is currently provided by contract with the Bexar County Sheriff Department.

Library

Although there is not a library facility within the City, citizens may use any of the San Antonio and surrounding community libraries.

2.9 Existing Water & Wastewater System Water Supply

Saint Hedwig is serviced by two (2) water providers. The northern quarter is served by Green Valley Special Utility District and the southern three quarters are served by East Central Special Utilities District. Green Valley SUD has its own water wells in the Edwards Aquifer and water purchase contracts for surface water from the Canyon Regional Water Authority (CRWA). East Central SUD purchases all of its water. It has contracts for Edwards Aquifer water from the San Antonio Water System (SAWS) and the Bexar Metropolitan Water District (Bexar Met), surface water contracts with Bexar Metropolitan Water District and the Canyon Regional Water Authority, and Carrizo water with CRWA. ECSUD operates a booster station with two 126,000 gallon storage tanks within the City Limits of Saint Hedwig. Both GVSUD and ECSUD receive water from CRWA from a 2 million gallon elevated storage tank located on FM 1518 just south of IH-10E.

Wastewater System

Currently, there is not a wastewater system for the City. Wastewater is handled by individual onsite wastewater systems.

Drainage

Drainage throughout the community is accomplished through easements that set aside land for natural drainage to creeks and streams and any other minor bodies of water.

SECTION 3. GOALS & OBJECTIVES

Introduction

What will Saint Hedwig be like in the year 2017 or 2027? The Comprehensive Master Plan establishes goals and objectives that help to shape and direct growth and development for the next ten to twenty years and beyond. The Plan is based upon a shared vision of the citizenry and stakeholders for the future of Saint Hedwig.

The following goals and objectives have been developed to guide the city's vision as it grows and matures. The goals and objectives establish a framework for specific actions (i.e. policies and codes) to be developed during later phases of the Comprehensive Master planning process. This framework was developed based on the findings of the City of Saint Hedwig Planning and Zoning Commission who sought a highly developed understanding of the citizens' vision for the city.

3.1 Critical Issues

- Preservation of the rural character of the City through preserving current lot sizes and their current level of dispersal throughout the city.
- Minimization of the effects of suburban sprawl surrounding the City.
- Preservation of the current street network
- Establishment of a historical district, light commercial, industrial, residential and open agriculture areas with specific lot sizes
- Establishment of a "buffer" between the historical district and residential areas.
- Establishment of parklands for active recreational uses
- Preservation of open space throughout the City
- Retail and office development in a highly limited and controlled manner should be encouraged to increase City tax revenues
- Establishment and confinement of large commercial development to major perimeter highways

3.2 Goals and Objectives

In order to better understand the purpose of this section, general definitions of goals, objectives and policies have been included below:

Goals are general statements concerning an aspect of the City's desired ultimate physical, social and/or economic environment. Goals set the tone for development decisions in terms of the citizens' desired quality of life.

Objectives express the kinds of action necessary to achieve the stated goals without assigning responsibility to any specific action.

Policies will clarify the exact position of the City regarding a specific objective, and will encourage particular courses of action for the City to undertake to achieve the applicable stated objective. Policies are often associated with Plan recommendations, and they will be developed during that phase of the master planning process.

The goals and objectives formulated during the Master planning process pertain to the following areas:

- Physical Form of the City
- Transportation and the Thoroughfare Network
- Infrastructure and Utility Systems
- Public Services and Facilities
- Fiscal Responsibility
- Historical District
- Parks and Open Space

Physical Form of the Town

Goal 1: To preserve and enhance the rural character of the City.

Objectives:

- 1.01 Maintain a continuous and coordinated planning process that involves citizens, City Council, City boards/commissions, City departments, and other public and private entities in policy development and decision-making.
- 1.02 Provide for the efficient use of land, coordinated with the provision of applicable public infrastructure and facilities.
- 1.03 Utilize the Comprehensive Master Plan Land Use Map in daily decision-making regarding land use and development proposals.
- 1.04 Develop companion policies and guidelines to assist in the review of zoning and subdivision regulations and development requests.
- 1.05 Determine appropriate locations for future retail and office development that will minimize any negative effects upon the City of Saint Hedwig's rural character.

Goal 2: To encourage development of high quality residential neighborhoods that are aesthetically pleasing and conform to the large-lot, rural setting that defines the character of Saint Hedwig.

Objectives:

- 2.01 Institute basic architectural controls for future single- family high density residential districts (R-2, R-3 and R-4) to ensure development that is consistent with the look and feel of the City.
- 2.02 Institute design guidelines for future high density residential developments that enhance a rural and community lifestyle by addressing such issues as lot lines, landscaping and building orientation.
- 2.03 Improve enforcement of City codes and regulations pertaining to property maintenance, upkeep and appearance.
- 2.04 Develop a density plan that provides a variety of residential large lot sizes, beginning with minimum two and a half (2 ½) acre lot sizes.

Goal 3: Retail and office development should have a minimal impact on the rural character of the city, is pedestrian friendly, and serves as the social and economic focal point of the community.

Objectives:

- 3.01 Develop design guidelines for nonresidential properties that enhance the pedestrian environment and minimize the negative effects of automobiles with minimized and screened parking, wide sidewalks, streetscape requirements and controlled signage.
- 3.02 Establish an Office/Retail District that will be minimal in land area while adequate to facilitate the business tax revenues needed to support public services/facilities.
- 3.03 Locate office/retail development in the designated areas as indicated by the Comprehensive Master Plan map.

- 3.04 Develop design guidelines for Historic Downtown District (HD-1) that enhance the city's rural and historical character.

Transportation and the Thoroughfare Network

Goal 4: To provide Thoroughfare Plan that discourages expansion of the street network and encourages multi-modal travel through the use of pedestrian friendly areas and possible bike lanes.

Objectives:

- 4.01 To maintain a continuous, coordinated transportation planning process that addresses long-term needs while emphasizing short-term problem solving.
- 4.02 To deter any extension, widening (except to accommodate bike lanes or increase safety), or addition of curb and gutter construction to any existing roadways.
- 4.03 To deter the addition of new roads except when absolutely necessary.
- 4.04 To deter "pass-through" traffic.
- 4.05 To ensure that if and when new development occurs, new roadway costs attributable to the development are borne by the developer and occur in a manner consistent with the overall character of the street system.

Infrastructure and Utility Systems

Goal 5: Ensure that utility and infrastructure systems (i.e. water supply, storm drainage, etc.) will adequately serve present and future residents and businesses.

Objectives:

- 5.01 Define standards for adequate service levels for public utility infrastructure systems:
 - 1. Water service adequate for fire fighting needs;
 - 2. Onsite wastewater systems
 - 3. Storm water/drainage management and erosion control (including non-point pollution prevention).

- 5.02 Provide utilities and infrastructure for all residents and businesses in the most efficient, equitable and fiscally responsible manner possible.

- 5.03 Use the Comprehensive Master Plan and future land use projections to help plan where infrastructure improvements will be needed.

- 5.04 Encourage new development to occur within areas that are already served by necessary utilities/infrastructure, or where utility extensions can be reasonably provided.

- 5.05 Ensure that, through the development review process, infrastructure improvement costs attributable to new development are borne by the developer and are appropriate to the level of development.

- 5.06 Ensure that adequate infrastructure and public facilities are in place before actual development occurs and that the cost of such additional infrastructure or public facilities attributable to new development are borne by developer..

- 5.07 Address future water demands within areas not already served, and within areas that will be difficult to serve.

- 5.08 Encourage private/franchise utilities (e.g., telephone, gas, electric, cable TV, internet, etc.) to provide service to existing and newly developed areas as efficiently as possible.

- 5.09 Ensure that private/franchise communications facilities and services are coordinated with City planning efforts.

5.10 Ensure that adequate drainage easements are established throughout the City.

5.11 Coordinate efforts with other agencies and entities (e.g., applicable water and utility districts, etc.) to ensure the long-term provision of adequate utility commodities and services for Saint Hedwig's residents and businesses.

5.12 Restrict development in flood-prone areas (i.e. areas within the 100 year floodplain, principally along Martinez Creek).

Public Services and Facilities

Goal 6: Ensure that public services and facilities (e.g., police and fire protection, library services, administrative facilities, etc.) will adequately serve present and future residents and businesses.

Objectives:

6.01 Define standards for adequate response/service levels for public services and facilities:

1. Police protection
2. Fire protection and emergency medical services
3. Solid waste management
4. Public administrative facilities

6.02 Provide public services and facilities for all residents and businesses in the most efficient, equitable and fiscally responsible manner possible.

6.03 Use the Comprehensive Master Plan and future land use projections to help plan where public service/administrative facilities will be needed.

6.04 Co-locate public facilities with other municipal facilities or with those of other quasi-governmental jurisdictions (i.e., School District, etc.), wherever possible.

6.05 Continue to encourage recycling efforts and other solid waste management techniques that are financially feasible and environmentally responsible.

6.06 Continue to contract all existing services until such time that an increased level of demand warrants providing some or all services by the City itself.

Fiscal Responsibility

Goal 7: Ensure that future community facility and service expansions are accomplished through sound, long-range fiscal planning and policies established by the City Council.

Objective:

- 7.01 Utilize recommendations contained within the Comprehensive Master Plan to assist in decision making on short and long-range capital improvement projects (e.g., streets, water, sanitary sewer, storm water management, purchase of major equipment, construction of public facilities, etc.).
- 7.02 Ensure that City staffing, real property acquisitions, infrastructure improvements, and facility construction/maintenance are based upon priorities set forth in the Comprehensive Master Plan and upon fiscal practicality.
- 7.03 Ensure that taxes paid by residents are kept to a minimum by encouraging the attraction of nonresidential land uses to the Office/Retail District to help support and subsidize the overall tax base.

Parks and Open Space

Goal 8: Maintain existing park and preserve an open space environment that supports the recreational and transportation needs of the residents of Saint Hedwig.

Objective:

- 8.01 Establish parklands for active recreational uses such as playgrounds and unlit ballparks.
- 8.02 It is City policy that residential developers make a dedication of parkland within their development or in lieu of parkland dedication, contribute an appropriate fee to provide regional park facilities to serve the residents of the development. The City has final decision making authority as to which option would best support the Master Plan and the Community of Saint Hedwig as a whole.

SECTION 4. FUTURE LAND USE PLAN

Introduction

The Saint Hedwig Future Land Use Plan establishes policy guidelines and recommendations for the management of land use and development within the municipal city limits and the City's statutory extraterritorial jurisdiction (ETJ). The Future Land Use Plan will serve as a tool to link land development, land use, and the City's image and vision with development regulations. It is critical in the protection of public health, safety, general welfare, and the preservation of important community features and values.

Since the incorporation of Saint Hedwig in 1957, the character of the City has remained overwhelmingly rural in nature. The Future Land Use Plan echoes the desire of the community to keep land development secondary to the preservation of quiet homesteads, natural landscapes, and undeveloped open space. Decision makers in the community will be able to control growth and development as it occurs and preserve the essential qualities that make up Saint Hedwig. The City should utilize the flexibility provided by the character areas described below when making future zoning decisions. The Future Land Use Map provides a guide for land use planning and is considered alongside zoning regulations and other city policies when evaluating proposals.

The Future Land Use Plan was derived using feedback from the public engagement process detailed in Section 4.1. This Plan consists of the following seven (7) components:

- Community Engagement Process
- Future Land Use vs. Zoning
- Vision Statement
- Future Land Use Character Areas
- Population Projections
- Future Land Use Policies, Goals, and Objectives
- Future Land Use (FLU) Plan Map

It is important to note that existing zoning districts and standards may not be adequate to achieve the characteristics described in each area. It is recommended that the zoning ordinance be reviewed and amended to reflect the City's values and goals as expressed in this Plan.

Note: A Future Land Use Plan shall not constitute zoning regulations or establish zoning boundaries.

4.1 Community Engagement Process

At the beginning of 2023, the City of Saint Hedwig engaged with planning consultants from Denton Navarro Rodriguez Bernal Santee & Zech, P.C. to conduct an analysis of the City’s Master Plan, implemented in 2007, and determine the need for updating different sections, specifically the future land use components. The Future Land Use Plan Map portion of the Master Plan was updated in 2019 and, as a result, created some inconsistencies and gaps between the Map and text portion of the Future Land Use Plan, which inhibited its effective use. The subsequent recommendation was a full update to the Future Land Use Plan section and the associated Future Land Use Map.

The update began with background research and the formation of a steering committee comprised of city staff, council members, Board of Adjustment members, interested members of the public, and the city planning consultants. Working with the steering committee, the consultants began a two-pronged approach – reconciling outdated text and language in the Future Land Use Plan text section and fully updating the Future Land Use Map to bring all components of the Future Land Use Plan into alignment. This led to one of the core parts of the update process: public engagement. The consultants and city manager gathered in Saint Hedwig City Hall to host two “open house” style public engagement meetings. The community attendees were provided with detailed graphics, including visual preference boards and the current Future Land Use Map. The visual preference boards allowed community members to indicate their support or opposition to different types of residential, commercial, and industrial development, while maps provided allowed them to indicate where they desire to see each type of development take place. Stations regarding different types of land use and development were set up and manned by the planning consultants, who were available throughout the event to answer questions and engage in discussions with residents. A survey questionnaire was also provided to better understand the desires of the citizenry. More importantly, the opportunity was provided for interested members of the public to share their questions and concerns about development and land use. The insight and valuable feedback gathered from these engagements were compiled into a thorough summary report, which was presented to the steering committee and City Council. The findings from this public outreach guided the planning consultants as they drafted updates for the new Future Land Use Plan.

4.2 Future Land Use vs. Zoning

The Future Land Use Plan provides a long-term vision for the future development of the community, including where various types of uses are appropriate, both within the city limits and ETJ. Zoning, on the other hand, is a regulatory tool that defines current regulations for property within the city limits.

The Future Land Use Plan is general in nature and recommends broad land use patterns across the community, whereas Zoning is a property-specific designation for applying land use regulations and development standards.

The Future Land Use Plan provides conceptual guidance for decision making, such as rezoning requests and possible amendments to development regulations like zoning and subdivision ordinances, among others. The zoning ordinance and zoning map are the implementation of the general recommendations of the Future Land Use Plan.

The Future Land Use Plan is a guide for the long-term growth of the community. A recommendation for a specific development type and character in the Plan means that it is considered appropriate at some point, but that does not necessarily mean immediately. For example, an area shown for commercial development may not have the infrastructure, such as water and roads, to support such development today, but could be appropriate for such development in the future. Once a zoning district designation is applied to a property, any use authorized within that zoning district is thereby allowed.

The Future Land Use Plan and Map should be used as a guide for the community, city staff, developers, and others as the policy guidance for the expectations of Saint Hedwig's future. Development proposed that is inconsistent with the vision outlined in this Plan may require amendments to the Plan to ensure consistency.

4.3 Vision Statement

“Saint Hedwig is a rural agricultural community. We honor our history and value our community’s connection to the land and environment through encouraging agriculture, preserving open space, and maintaining large separations between neighboring homes.”

4.4 Land Use Character Areas

The Future Land Use Plan is a guide for the continued and controlled growth of Saint Hedwig. The Land Use Character Areas described in detail below provide a framework for how land use and development will occur in the future. These character areas further provide clear distinctions between areas of differing development style, form, and intensity. Successful implementation of this plan should result in a balanced use of these areas across Saint Hedwig, which is imperative to the general welfare and longevity of the community.

Each of the Land Use Character Areas listed below includes a description of the land use category, visual representation, and representative land uses. In addition, appropriate locational and design characteristics are described that can not only help guide future decisions about developments within those areas but also future updates to this Plan.

The Plan recommends the following land use character areas for the City:

- Public Use and Parks
- Agriculture & Rural Residential
- Residential
- Mixed Use
- Town Commercial
- Historic District
- Rural Commercial
- Rural Industrial

Land use areas designated on the Future Land Use Plan map are intended to be general and not necessarily property specific, except where a boundary is clearly established by a road or natural feature. These areas shown on the map are intended as general guidelines for decision making.

Some areas are shown as nodes at intersections, which is generally intended to suggest that the area around those intersections is appropriate for that character of development. The boundaries of these nodes are intended to be flexible. The size of the node on the map suggests the amount of such development that might be appropriate around that intersection (a smaller node means a smaller footprint of such development and vice versa). The exact areas appropriate for such development should be determined at the time of development and based on surrounding development patterns, natural features, and general suitability.

Decision makers should use the Future Land Use areas and nodes as a guide for future decisions regarding development.

Public Use and Parks

Description

The **Public Use and Parks** area is characterized by public facilities, as well as parks and open spaces. This area is intended for the development of community facilities that provide essential public services for residents, such as municipal buildings, schools, parks and public open space. Major utility facilities such as water towers, sanitary sewer lift stations, and electrical substations are also encouraged to locate within this character area. It's important to note that preservation of critical environmental features that serve essential ecological and social functions is a core component of this character area. The Future Land Use Plan Map currently shows only the major existing or proposed public use facilities. As the City continues to grow and develop, consideration should be given to adding additional areas for community facilities.



From the data collected through the public open house meeting, attendees generally felt that the City's focus on parks should be toward improving and expanding the existing city park adjacent to City Hall. Some recommended park improvements include a shade structure over the playscape, a dog park, the addition of more playscapes and swings, and baseball or softball fields. At present, no new park facilities are warranted.

Agriculture & Rural Residential

Description

The **Agriculture & Rural Residential** area is characterized by largely undeveloped land and natural landscapes. Sparsely populated, this area contains large-lot (5+ acres) single-family residences, and prioritizes the preservation of open space, isolated country residences, and agricultural uses of farming and ranching. Land uses include large-lot single-family residences, agricultural activities, ranching, horticulture, open space, floodplains, and similar uses. Land in this area may eventually be subject to subdivision and/or conversion to agricultural or other uses, but the desire is to maintain a rural character with natural undeveloped areas where low density is critical.



Residential

Description

The **Residential** area is characterized by single-family detached homes in residential subdivisions on lots 2.5 acres and larger. Development here should reflect an exurban character that is largely auto-oriented.

Subdivisions within this area should preserve the rural character of the area, while allowing homes on smaller lots than the **Rural Residential** area and should include associated amenities such as parks, trails, and open spaces. Public uses such as schools and fire stations can be scattered throughout these areas, and small-scale retail or office development may be appropriate. Site design should focus on connectivity and recreational space, and generally match surrounding neighborhoods.



Mixed Use

Description

The **Mixed Use** area is characterized by high quality and highly planned developments that may include a mix of commercial and residential uses. Higher density housing types may be appropriate here that promote active live-work environments. These areas would be appropriate for more urban, walkable centers of retail and housing development. While standalone retail or apartments are appropriate for these areas, integrated mixture of these uses is preferred. Design standards for this use should ensure cross-access between individual developments and should accommodate pedestrian and cycling accessibility and connectivity. These areas should allow people to live, work, and enjoy leisure activities within the Mixed Use center.



Town Commercial

Description

The **Town Commercial** area is characterized by a wider range of land uses including commercial, residential, cultural, and entertainment space, and is designed to create a dynamic urban core with public spaces that promote a pedestrian experience for residents and visitors. It is common for structures to frame streets and complement historic building form and intensity. Types of development may include restaurants, small-scale



craft manufacturing, local retail, and medical and personal services. Area design should be walking-friendly and not oriented toward automobiles. The primary goal of this area is to promote a small town downtown or “Main Street” area as a unique commercial, civic, and social center that contributes to and is consistent with the character of Saint Hedwig. High quality design should make this an attractive draw as a possible tourist destination.

Historic District

Description

The **Historic District** is distinguished by the Annunciation of the Blessed Virgin Mary Catholic Church that lies at the heart of the City. Completed in 1871, this church pre-dates the incorporation of Saint Hedwig by over 85 years. The intent of the Historic character area is to preserve the landmarks and buildings that make up the City’s history. New, modern development should be extremely limited in this area, and the current landscape should be



maintained as much as possible. This area should be pedestrian friendly and easily accessible for people to visit the City’s historical sites. In general, development in this area should be consistent with the **Town Commercial** designation, but with particular care given to the site layout and design that complements the historic area and does not diminish or over-commercialize the area.

Rural Commercial

Description

The **Rural Commercial** area is characterized by small-scale commercial uses primarily located in rural areas, as well as along the major highway corridors. Typical uses include small-scale retail stores, agricultural supplies, local services, such as veterinarians or mechanic shops, roadside markets, feed stores, restaurants, pharmacies, small-scale and local serving retail, and small gas stations or convenience stores. Such areas can be located on major roadways, but also in more remote locations. Uses in these areas generally serve the local population, tourists, and the agricultural industry. Uses in these areas should be smaller scale, as compared to more urban or suburban commercial centers and design features should be compatible with the surrounding rural character. Such development should be designed to match the small town, rural character of the City. Larger scale suburban style commercial development, such as strip malls, big box stores, fast food restaurants, and similar types of development are discouraged within the City. Outdoor storage and display should be limited in these areas.



Rural Industrial

Description

The **Rural Industrial** area is characterized by light industrial, warehousing, storage, and distribution uses. Heavy manufacturing may also be supported, but this should only occur where measures are taken to mitigate nuisances. This type of development often sees heavy vehicle traffic and typically occurs along major corridors and near highways. These areas often have more outdoor storage and display of merchandise than commercial areas.

In order to retain the rural character of Saint Hedwig, such uses should be designed to minimize negative aesthetic impacts, and these designs should include adequate screening, setbacks, and site and building design. Appropriate buffering and screening are critical here to minimize the impact of potential nuisances on the surrounding environment and nearby development.



4.5 Population Projections

Population projections help Saint Hedwig prepare for the future by understanding how area growth trends may impact future needs for housing, transportation, and infrastructure. The City of Saint Hedwig has experienced modest growth in recent years. Between 2010 and 2020 the city's population grew about 6.3%, as compared to the growth rate for Bexar County during the same period of 17.2% or the State of Texas growth rate of 15.9%.

The expectation is that the City will continue to see modest growth, especially with the current land use policies in place. The growth projections below provide three scenarios for future growth: (1) growth based on the continuation of the growth trend from 2010 to 2020, or approximately 0.6% per year, (2) growth based on the "conservative" projected growth rate for Bexar County based on the Texas State Data Center projections, or approximately 1% per year, and (3) growth based on the "normal" short term projected growth rate for Bexar County, or approximately 1.4% per year. *However, it should be noted that if the City chooses to change land use policies to allow denser urban development within the City, it is very possible that these projections would underestimate the actual growth of the City.*

According to the State of Texas Demographic Center, the January 2023 estimated population of the City was 2,338, which already is more than the population projection based on the City's 10-year growth rate and exactly equals the 2025 projection using the conservative estimate. Therefore, it is reasonable to expect that the City's population could grow anywhere from 200 to 400 people over the next 10 years representing 70 to 150 new homes.

Table 4.1 – Population Projections

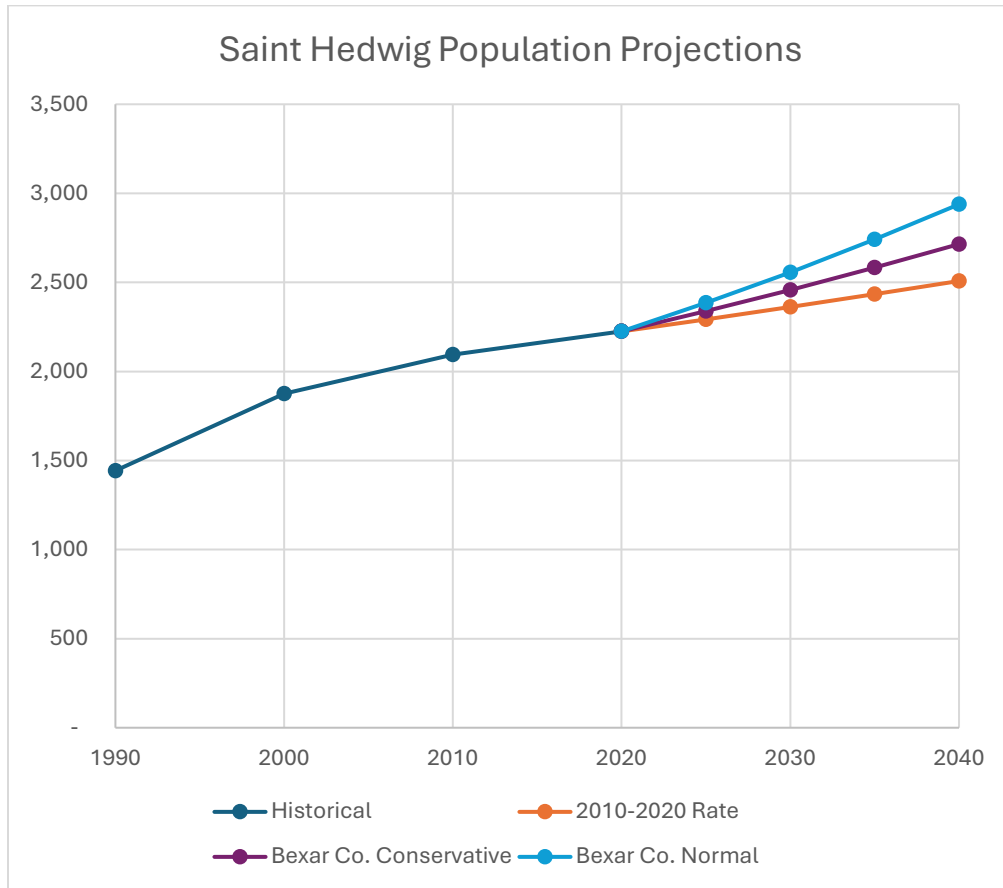
	Historical ¹	2010-2020 Rate ²	Bexar Co. Conservative ³	Bexar Co. Normal ⁴
1990	1,443			
2000	1,875			
2010	2,094			
2020	2,225	2,225	2,225	2,225
2025		2,293	2,338	2,385
2030		2,362	2,458	2,557
2035		2,434	2,583	2,741
2040		2,508	2,715	2,938

¹US Census Bureau decennial census

²2010-2020 growth rate (0.6% per year)

³Bexar County growth rate based on conservative State Data Center projections (1% per year)

⁴Bexar County growth rate based on normal (short term) State Data Center projections (1.4% per year)



4.6 Land Use Policies

The following statements describe generally recommended policies that will guide St. Hedwig's future land use planning efforts:

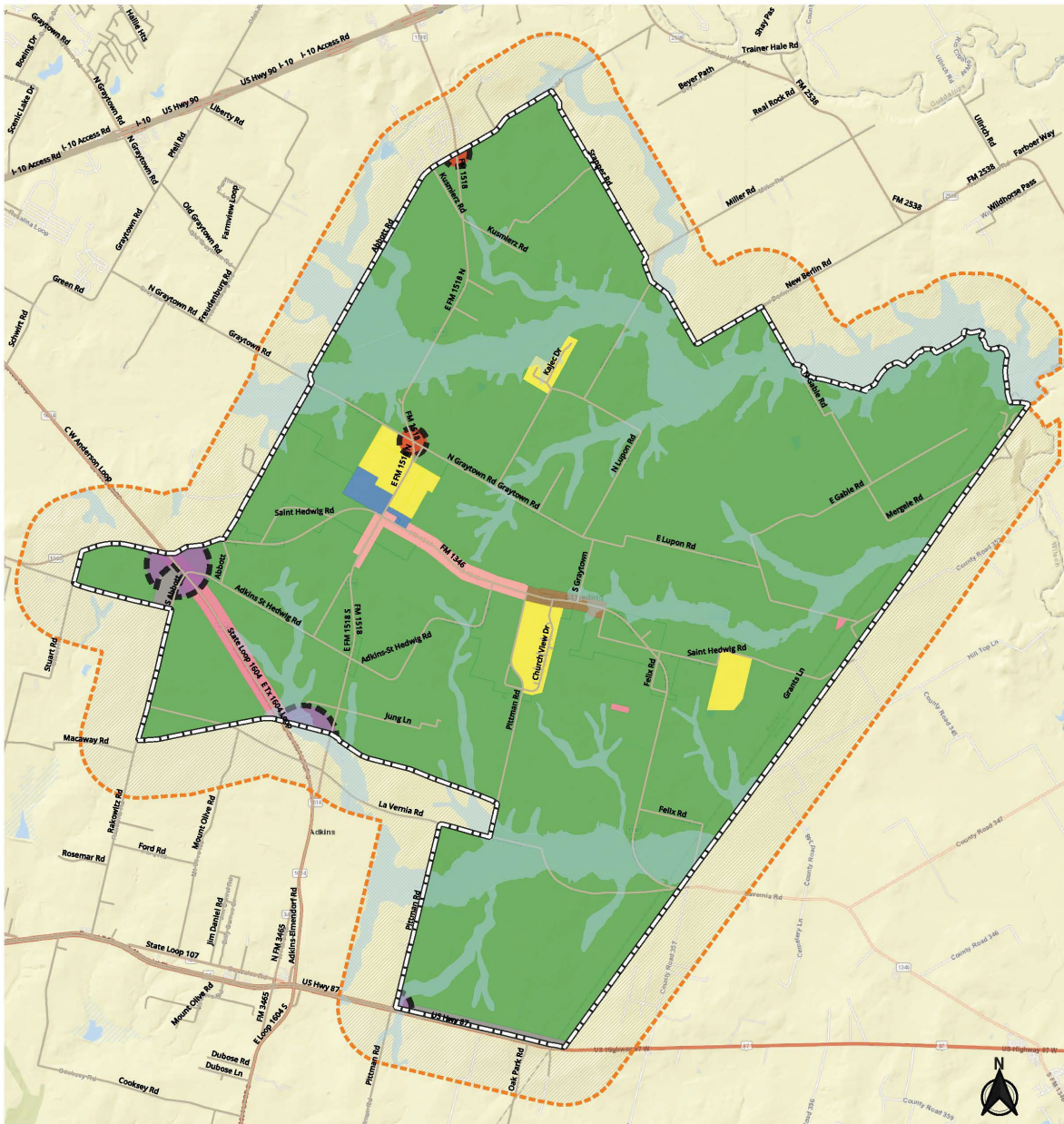
1. St. Hedwig will use the Future Land Use Plan and the associated policies in this report to establish the general pattern of development within the community. This pattern of development shall be implemented through the City's development regulations.
2. The Future Land Use Plan map provides the general locations of character areas and the text in this report provides an explanation of these character areas. St. Hedwig should maintain the Future Land Use Plan to provide areas for different types of land uses and intensities and should plan for public services and facilities appropriate for the planned land uses. The plan establishes the general pattern of future land use as appropriate to achieve the City's goals and objectives.
3. St. Hedwig will identify sufficient locations for residential and non-residential development to accommodate projected growth with the provision of additional land use capacity for market choice and flexibility.
4. St. Hedwig will implement improvements to its thoroughfare system to support the land use pattern specified in the Future Land Use Plan.
5. St. Hedwig will use its planning and development regulations to protect residential neighborhoods from encroachment of incompatible land uses.
6. Residential developments adjacent to parks or public open spaces should be designed to facilitate public access to and use of the park system, while minimizing potential traffic conflicts between park users and residents of the neighborhood.
7. In reviewing development proposals, the City will consider issues of community character, compatibility of land use, residents' security and safety, and efficient service provision. This policy does not limit the City's ability to consider additional factors that are consistent with generally accepted planning principles.
8. St. Hedwig will encourage future patterns of development and land use that would reduce infrastructure construction costs and would make efficient use of existing and planned public facilities.
9. A rezoning proposal's density will be consistent with the Future Land Use Plan. The actual density approved shall take into consideration zoning, adjacent land uses, the nature of the proposed development, and other relevant policies of the Master Plan.
10. Non-residential development proposals will be evaluated according to the types of uses and the ability of existing or planned infrastructure to provide adequate services to these uses.
11. Design guidelines will be established for all land use types to ensure development of high quality and compatible design. Standards and guidelines should address elements including, but not limited to, minimum lot size, building scale, building setbacks, lighting, landscaping, screening and fencing, signage, and building materials.

4.7 Action Items

The following action items are intended to supplement (and in some cases are a restatement of) the recommendations of Chapter 10 Implementation Strategies:

1. Review the City's zoning ordinance and update as necessary to ensure compatibility with the vision established in this Plan.
2. Review and revise the zoning ordinance to ensure that existing zoning districts, and the land uses allowed within them, are appropriate and further the goals of the City as outlined in this Plan.
3. Consider rezoning areas consistent with the Future Land Use Plan Map that are appropriate for immediate development.
4. Develop Design Guidelines to ensure that the quality and appearance of development match the desires of the community.

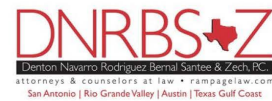
4.8 Future Land Use Map



	Saint Hedwig City Limits		Future Land Use Plan
	Saint Hedwig ETJ		Ag & Rural Residential
	Flood Zone (1% annual)		Residential (2.5 acre lots)
	Mixed Use		Town Commercial
	Rural Commercial		Historic District
	Public		Rural Commercial
	ETJ		Rural Industrial
			Public
			ETJ

City of Saint Hedwig, Texas
Future Land Use Plan Map

Adopted: June 5, 2025



Data Sources: City of Saint Hedwig, Bexar County, ESRI, US Census Bureau, TxDOT
Note: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

SECTION 5 DESIGN GUIDELINES

Introduction

The rural character of Saint Hedwig can be described in several ways. Principally, it is a community of rural large-acreage residential lots and agricultural/farming sections where housing and the built environment takes a back seat to the natural environment. This natural environment can be described as one with scenic open views of gently rolling pasture land interrupted only by mature tree stands, open fencing, periodic ranching and farming structures, and homes (generally constructed of brick or natural stone) set far back from the roads. Roads are, by definition, two-lane rural roads and tree-lined in many areas. Such an environment has proved very accommodating to a rural, country lifestyle where residents enjoy ranching, horseback riding and other activities associated with a quiet and peaceful rural community.

Purpose and Application

It is the purpose of design guidelines to provide a detailed framework for which development occurs and contributes to the ultimate vision of the City as desired by its citizenry. As such, it is the ambition of the City to preserve and enhance the rural community just described by establishing design guidelines and other tools that accompany a Master Plan.

Design guidelines are specified in the Saint Hedwig Zoning and/or Subdivision Ordinance, as appropriate. Please refer to the respective ordinances for detailed information.

SECTION 6. OPEN SPACE

Introduction

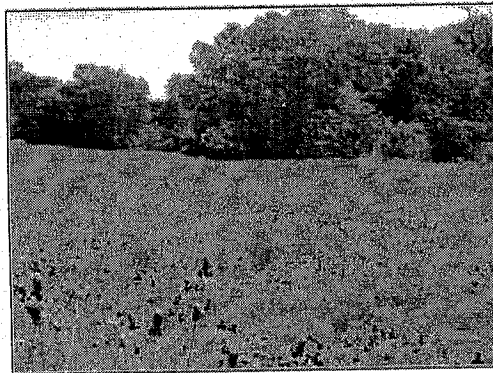
Natural areas within towns and cities have always been considered a great resource for relaxation and recreation by citizens and also a major tool in the creation and preservation of natural beauty within the City. This is most certainly true for the residents of Saint Hedwig where the preservation of natural areas ensures not only the rural and natural beauty of the City, but also a rural way of life. To ensure that the rural preservation of the community is solidified, a proactive strategy is necessary. This strategy is three-pronged and includes the creation and preservation of parks and open space.

6.1 Parks

Plans for a City Park are in the works for land adjacent to the Saint Hedwig City Hall on FM 1346. The park would be an excellent resource for the residents of Saint Hedwig and neighboring communities. The park would provide an adequate level of recreational opportunities for the City. It is important to note that the Community Center, as discussed and shown in the Future Land Use Plan, will be an appropriate area for some recreational activities should interest and funding levels become sufficient to warrant the construction and maintenance of those facilities. Given this, the City has chosen to focus its efforts on physical improvements to the land next to City Hall. Saint Hedwig will also encourage open space set-asides for newly developing residential parcels throughout the City.

6.2 Open Space

Open space by definition means natural areas of land that provide areas for passive recreation like reading or walking or simply providing scenic views of vast, open territory uninterrupted by the built environment.



Section 6 Open Space

Open space is generally thought of as public land but may also be private land. For Saint Hedwig, open space is overwhelmingly held by private hands and generally has a residential or agricultural use associated with it. The residents of the City have chosen to protect this open space through a number of measures, but principally through the creation of zoning districts that create and support open areas (refer to the Future Land Use plan section for details). These measures have proven very successful and it the desire of the City to continue this zoning strategy and, as such, is reflected in this Master Plan.



Open space is primarily dependent upon the large lot acreage of residences and agricultural areas within the City.

Currently, the City owns virtually no public open space land. It is recommended that lotting arrangements creating additional open space in high density residential developments be encouraged through either voluntary or mandatory participation. Such lot arrangements (or site plans) are simple and create what is known as open space set-asides. The number, or density, of residential units allowed in a particular land use category remains unchanged. What changes is that smaller lots are allowed to then create open space for the use and enjoyment of the entire community. This open space could remain in private hands (though accessible to the public) and maintained by a Home Owners Association (HOA) or donated to the City for maintenance and legal responsibility. Such a decision could be reached during the development review process of a particular high density residential development. Allowing developers this option provides additional areas for open space and increases the ability of the City to further realize its rural vision for the future.

Section 6 Open Space

If the City wishes to *require* that a certain parcel(s) of land participate in this development style, a valid reason must be established, such as for environmental reasons or the unique beauty of the property. In such a case, certain benefits should be provided like allowing for additional lots/units, reduced setback requirements and/or reduced minimum square footage of dwelling units.

Saint Hedwig could further enhance and expand its open space areas through a variety of legal tools and practices aimed at allowing private property owners to restrict raw land from development and thus create open space for themselves and the City. These legal tools and practices fall into two categories for protecting open space: preservation and reservation. *Preservation* refers to the protection of open space in perpetuity (i.e. beyond the lives of the successive property owners). *Reservation* refers to the protection of open space for only a limited time, however substantial that amount of time is. Ultimately, only easements and deed restrictions are legally enforceable.

It is recommended that the City play an active role in ensuring the City's property owners are aware of the legal tools and practices, managed by land trusts or a government entity such as the local municipality, available to them. The following methods are for the *preservation* of open space:

- *Conservation Easements*: This voluntary legal agreement is the most widely used and one of the most flexible conservation tools. A conservation easement allows the landowner to use, own, and pass down the land while permanently limiting how it can be used. As holder of the easement, it is a land trust's duty to monitor the property in perpetuity, thus insuring that the terms of the easement are followed and that the land's conservation values are forever protected.
- *Conservation Developments*: Through the conservation development approach, a parcel of land can be divided, combining residential and/or commercial development with conservation of open space via a conservation easement. This strategy can generate needed cash through profitable development and, at the same time, guarantee the conservation of open space and recreational lands.
- *Gifts of Land*: An outright gift of land for conservation is one of the most generous legacies a landowner can make to future generations. A donation will release the landowner from the responsibility of managing the land and may provide substantial income tax deductions and estate tax benefits.
- *Gifts of Remainder Interests*: A landowner may donate land and continue to live on it for the duration of his or her lifetime; this is known as a gift of a remainder interest, or a gift of land with a reserved life estate. Donors and their beneficiaries reserve the right to continue to live on and continue to use the property during their lifetimes. At the end of the specified life interests, full title and control of the property automatically transfers to a land trust. Usually, the land trust will resell the land, subject to a permanent conservation easement.

Section 6 Open Space

- *Bargain Sales:* Land trusts may facilitate a third party to purchase property at less than full-market value. With this strategy, the sale produces needed income for the landowner and the landowner can claim the difference between the sale price and full-market value as a tax-deductible donation.
- *Land Purchases:* Land trusts may facilitate a third party to pay full value for land considered highly significant regarding the land's conservation values or how the property adds to a community's quality of life.

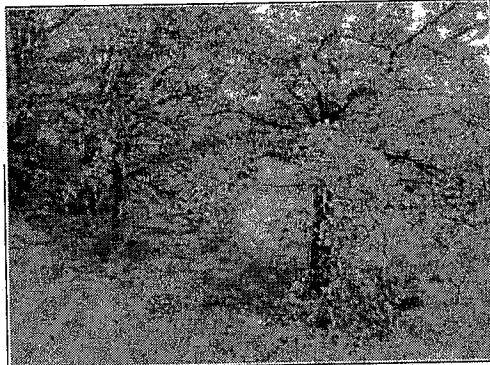
The following are the main methods for the *reservation* of open space:

- *Agriculture exemption:* classifying land for agriculture use is a "holding" category and not a zoning district. The classification does allow for some minimal development such as a dwelling unit. The classification does not give exemption to property taxes, but substantially reduces the amount of property taxes ordinarily required under its assessed value. When land passes to an heir, it is critical that this classification continue, and not end at the transfer of the land. Failing to do so may result in a substantial increase in property taxes and force the land to become available for development to offset property taxes.
- *Wildlife exemption:* often times, land that is classified as agriculture may not rightfully stay as such if the heir does not intend to make a living off of the land or lease it out for agricultural purposes. In such a circumstance, the land may be classified for wildlife use, based on a review by the appraisal district, and the same property tax reduction enjoyed. Under this classification, the land would not have to be leased out continuously for agricultural uses.

Sometimes, property owners will want to set aside land for open space because of their strong commitment to the enhancement of the community and/or their desire to have the land that they have enjoyed, and want to pass on to future generations of their family, to never be allowed to develop. The City can play a positive role by acknowledging persons for their stewardship of the land and commitment to the community. This acknowledgement may just be awarding a plaque to the property owner at a city meeting. Whatever the acknowledgement, it is a simple way for the City to give thanks for these generous and thoughtful actions by property owners.

Whatever legal tool or practice is employed for protecting open space, professionals at a land trust should always be consulted to ensure all proper procedures are followed.

One existing feature within the City holds an opportunity for additional open space preservation. The feature that presents an opportunity for open space preservation is the floodplain along Martinez Creek. It is recommended that development within the floodplain be strongly discouraged through adopting measures during the development review process.



Floodplain areas, like that defined by Martinez Creek in the background, should be preserved for open space and development discouraged.

Please refer to the Open Space (Plate 7.1) in this section for locations of the floodplain and the utility easement discussed.

6.3 Partnering with the National Parks Service, Texas Parks and Wildlife Reserved

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.

SECTION 10. IMPLEMENTATION STRATEGIES

Introduction

With the completion and adoption of this Master Plan document, the City of Saint Hedwig has taken an important step in determining its future. The Plan will provide a critical tool for City officials to use in making sound planning decisions regarding the long-term growth and development of Saint Hedwig. The various elements of the Plan are based upon realistic growth objectives and goals for the City that resulted from an intense Master planning process involving the City Council, Planning and Zoning Commission, citizens, elected and appointed officials and major stakeholders.

The future quality of life in Saint Hedwig, as well as the environment of the City, will be substantially influenced by the manner in which Master Plan recommendations are administered and maintained.

The Master Plan should never be considered a finished product, but rather a sophisticated guide for growth and development within the City.

Changes in Saint Hedwig's socioeconomic climate and in development trends will, from time to time, occur which were not anticipated during preparation of the Plan, and therefore, subsequent adjustments will be required. Elements of the City that were treated in terms of a general relationship to the overall area may, in the future, require more specific and detailed attention. Planning for the City's future should be a continuing process, and the Master Plan is designed to be a dynamic tool that can be modified and periodically updated to keep it in touch with changing conditions and trends.

The full benefits of the Plan for the City of Saint Hedwig can only be realized by maintaining it as a vital, up-to-date document. **As changes occur and new facets of the City become apparent, the Plan should be revised rather than ignored.** By such action, the Plan will remain current and effective in meeting the City's decision-making needs regarding growth and development into the next century and beyond.

10.1 The Plan as a Guide for Daily Decision Making

The current physical layout of the City is a product of previous efforts put forth by many diverse individuals and groups. In the future, each high density residential development that is platted represents an addition to Saint Hedwig's physical form. If the Master Plan is to be effective, it must guide each individual decision, whether it is that of a private homeowner or of the entire community. The City, in its daily decisions pertaining to whether to surface a street, to approve a high density residential development, to amend a zoning ordinance or to enforce building or other codes should always refer to the basic proposals outlined within the Master Plan. A developer should also recognize the concepts and policies of the Plan so that their efforts may coincide with the overall intent of the Master Plan. Those investments are, over the years, reinforced and enhanced by Saint Hedwig's form, development pattern and economic vitality.

10.2 Master Plan Amendments and Periodic Review

The Master Plan for the City of Saint Hedwig is intended to be a dynamic and adaptable document. Plan amendments should not be made without thorough analysis of immediate needs, as well as consideration for long-term effects of amendments to the Plan. **The Saint Hedwig City Council and other Saint Hedwig officials should consider each proposed amendment carefully to determine whether or not it is consistent with the Plan's goals and policies, and whether it will be beneficial in the long-term for the City of Saint Hedwig.**

At approximately three to five year intervals, a periodic review of the Master Plan in regards to current conditions and trends should be conducted. Such ongoing reviews will provide a basis for adjusting capital expenditures and priorities, and will reveal changes and additions which should be made to the Plan in order to keep it current and applicable long-term. **It would be appropriate to devote one annual meeting of the Planning and Zoning Commission to reviewing the status and continued applicability of the Plan in light of current conditions, and to prepare a report on these findings to the Saint Hedwig City Council.** Those items that appear to need specific attention should be examined in more detail, and changes and/or additions should be made accordingly. With these periodic reviews, the Plan will remain functional and will continue to give civic leaders effective guidance in decision-making. Periodic reviews of the Plan should include consideration of the following:

- The City's progress in implementing the Plan
- Changes in conditions that form the basis of the Plan
- Community support for the Plan's goals, objectives & policies
- Changes in State laws

In addition to periodic annual reviews, the Master Plan should undergo a complete, more thorough review and update every five years. The review and updating process should begin with the establishment of a committee similar to the one appointed to assist in the preparation of this Plan. Specific input should be sought from various groups, including property owners, neighborhood groups, civic leaders and major stakeholders, developers, business owners, and other citizens and individuals who express an interest in the long-term growth and development of the City.

10.3 Inconsistencies: Development Proposals and the Future Land Use Plan

At times, the City may encounter development proposals which do not directly reflect the purpose and intent of the Future Land Use Plan. Careful consideration should be given to any development proposal which is inconsistent with the Plan. When such a proposal is presented to the City, it should be reviewed based upon the following considerations:

- Will the proposed change enhance the proposed site and the surrounding areas?
- Is the proposed change a better use than what is shown on 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, or even enhance, adjacent residential areas?
- Are uses adjacent to the proposed use similar in nature in terms of appearance and other general aspects of compatibility?
- Does the proposed use present a significant benefit to the City in terms of public health, safety and/or welfare (i.e., would it address a physical or social need of the community or its citizens; economically benefit the community; etc.)?

Development proposals that are inconsistent with the Future Land Use Plan should be reviewed based on the aforementioned points. 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 trends that occur at a later point after Plan adoption. Each development proposal should be reviewed on its own merit, and **it should be the applicant's responsibility to provide evidence that the proposal would enhance the community based upon the policies in the City's Master Plan and upon community objectives and values.**

10.4 Future Land Use Plan Map Interpretation Policies

Rezoning or other development approvals for land uses not consistent with the Future Land Use Plan (or Master Plan) should not be approved until the Plan has been amended, as appropriate, to provide for such land uses.

If a rezoning proposal *is* consistent with the Plan (i.e., is the same or very similar to the uses shown on the Future Land Use Plan map), then the request should be processed generally like any other request is processed. A statement/determination should be made by both the applicant and the City stating why the proposed request is consistent with the Plan. This should not mandate approval by the Planning and Zoning Commission and City Council, but should be a prerequisite in the review process. The request should still be reviewed on its merit based upon additional criteria such as traffic impact, compatibility with surrounding uses and adjacency standards, among others.

If a rezoning proposal is *not* consistent with the Plan, then an amendment to the Plan is required prior to approving the request. It should be the applicant's responsibility to demonstrate (to include a written statement) that the proposed rezoning is more appropriate for the property and it is more consistent with land uses in the surrounding area than what is shown on the Future Land Use Plan map. If this is the case, then the Planning and Zoning Commission and City Council should determine that the proposed change is appropriate and in the public interest based upon testimony provided by the applicant and a plan amendment approved. In order to expedite development review, plan map amendments and rezoning changes may be processed simultaneously as long as the map amendment is approved first.

10.5 Community Involvement

The concerns and desires of the public are important considerations in Saint Hedwig's decision-making process. Citizen participation takes many forms, from educational forums to serving on City boards and commissions. A broad range of perspectives and ideas at public hearings helps city leaders and the City Council to make more informed decisions for the betterment of the City as a whole. Saint Hedwig should continue to encourage as many forms of community involvement as possible as the City implements its Master Plan.

10.6 Implementation Strategies

There are two primary methods of implementing the Master Plan: proactive and reactive. Both must be used in an effective manner in order to successfully achieve the recommendations contained within the Plan.

Incorporated proactive methods include but are not limited to:

- Establishing/enforcing Zoning Ordinances
- Establishing/enforcing Subdivision Ordinances

Incorporated reactive methods include but are not limited to:

- Rezoning because of a development proposal that would enhance the City
- Site plan review
- High Density Residential Development Review

It is recommended that a proactive approach be taken for all aspects of the Plan. Once land use categories and development standards are adopted into zoning and subdivision ordinances, such reactive procedures as site plans and high density residential development reviews will be ready to be administered.

Capital Improvements Programming Reserved

Annexation and Extraterritorial Jurisdiction

Annexation is the process by which communities extend municipal services, regulations, voting privileges and taxing authority to new territory with the purpose of protecting the public's health, safety and general welfare. Chapter 43 of the Texas Local Government Code prescribes the process by which communities can annex land within Texas.

Saint Hedwig has a one-half mile ETJ and is shown on Plate 4.1 *Future Land Use Plan*. **If annexation becomes necessary, it will be in the best interest of the City of Saint Hedwig to gain annexation in the ETJ (voluntarily) prior to development rather than after development has occurred.** After annexation and prior to development, the City of Saint Hedwig will be able to affect development in a more meaningful way, especially in terms of ensuring that the City's development standards are met. Annexation is important to the long-term well being of communities; therefore, such action should be carried out in accordance with established policies. For high density residential developments in its ETJ that are already developed the benefit of annexing from a development standards perspective may be minimal for the City. The City should address the concerns of those in the ETJ and encourage their voluntary annexation by informing them of improved public services (ex. improved fire/emergency protection) and zoning protection.

Administrative Processes

The usual processes for reviewing and processing zoning amendments, development plans, and high density residential plans provide significant opportunities for implementing the Master Plan. Each zoning, development and high density residential review decision should be evaluated and weighed against applicable proposals contained within the Plan. The Plan allows Saint Hedwig to review proposals and requests in light of an officially prepared document adopted through a sound, thorough planning process. If decisions are made that are inconsistent with Plan recommendations, then they should include actions to modify or amend the Plan accordingly in order to ensure consistency and fairness in future decision-making.

The act of subdividing land to create building sites is one of the most significant activities and therefore will likely have the greatest effect on the overall built environment of Saint Hedwig. Much of the basic physical form of the City is determined by the layout of streets, residential lots, and agricultural tracts. In the future, the basic physical form will be further affected by elements such as new development, both residential and non-residential, and the implementation of thoroughfare plan. As mentioned previously, many of the growth and development concepts contained within the City's Master Plan can be achieved through the exercise of high density residential development control and other "reactive" practices. Some elements of the Plan, such as major thoroughfare rights-of-way, drainage easements, and linear parkways, can be influenced, guided and actually achieved during the process of subdividing the land. Once the high density residential development has been filed (recorded) and development has begun, the high density residential development becomes a permanent, integral part of the City's physical landscape.

Recommendations for Implementation

An effective implementation is paramount to a valuable Master Plan. Without viable, realistic mechanisms for implementation, the recommendations contained within the Master Plan can never be realized. The following points specify ways to implement the various recommendations within the Plan:

- 1. Adopt an ordinance to adopt the Master Plan as a guide and official public policy.**
- 2. Adopt an ordinance to mandate periodic updating of the Master Plan.**
- 3. Set up a *standing* Master Plan Committee (example membership: two P&Z, two Council members) to conduct reviews, updates and monitor implementation and adherence to the Master Plan.**

Section 10 Implementation Strategies

4. **Implement an immediate and sustained effort to rezone areas in conformance of the Future Land Use Plan.**
5. **Amend the City's Zoning Ordinance text to implement the new land uses and accompanying standards and guidelines recommended within the Master Plan. Some guidelines may be mandatory or voluntary and structured in creative ways.**
6. **Amend the Saint Hedwig Subdivision Ordinance text to implement standards and guidelines recommended within the Master Plan.**
7. **Adopt text requiring a statement from the applicant stating why a proposal that differs from the Master Plan is still within the overall vision of the Master Plan and should be considered.**
8. **Adopt text requiring an amendment to the Master Plan prior to any amendment of the zoning and subdivision ordinance.**
9. **Adopt recognized review procedures for implementing policies and other guidelines that are not incorporated within current codes and ordinances.**
10. **Prepare a report every three to five years as needed, authored by the Planning and Zoning Commission, recommending any changes or amendments to the Master Plan, and identifying items for implementation or further study.**
11. **An official copy of the Master Plan should be kept on file at the City Hall.**