

# Comprehensive Plans that Work

Alamo Area Council of Governments  
Planning and Zoning For Public Officials

August 16, 2012

Chris Stewart, AICP



# Agenda

- \* .....Planning to Create Long-Term Value
- \* Legal Basis for Comprehensive Planning
- \* Anatomy of a Comprehensive Plan
- \* Examples of How They Work
- \* Questions, Discussion, Comments

# Legal Basis for Comprehensive Planning

- \* Texas Local Government Code §213
- \* The governing body of a municipality may adopt a comprehensive plan for the long-range development of the municipality.
- \* A comprehensive plan may:
  - \* Include but is not limited to provisions on land use, transportation, and public facilities;
  - \* Consist of a single plan or a coordinated set of plans organized by subject and geographic area, and
  - \* Be used to coordinate and guide the establishment of development regulations

# Anatomy of a Comprehensive Plan

- \* Baseline Analysis
- \* Trends
- \* Population Projections
- \* Vision
- \* The Elements: Policy, Goals, Action
  - \* Housing
  - \* Land Use
  - \* Transportation
  - \* Utilities Master Plans
  - \* Parks & Recreation

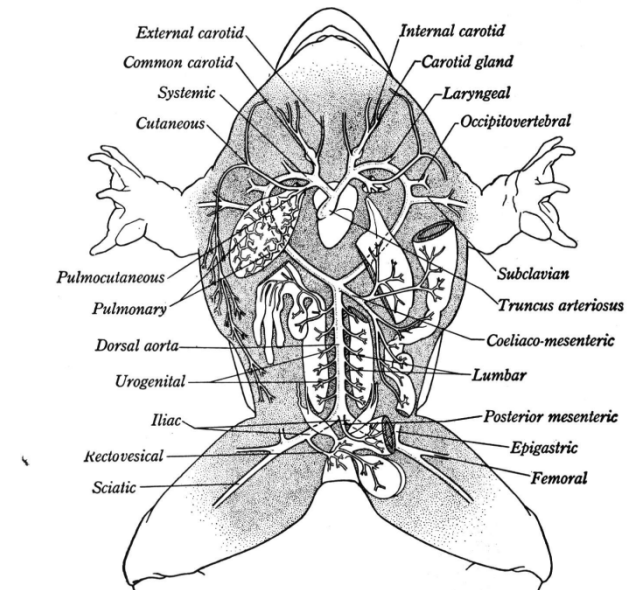
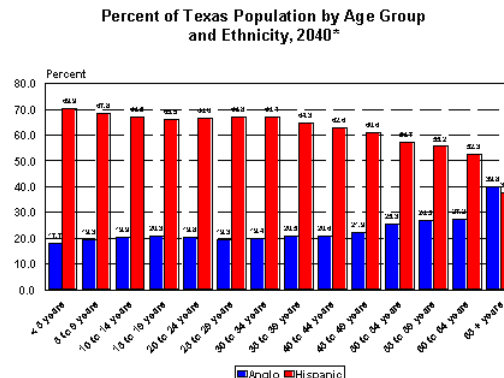


FIG. 394. Arterial System of Frog

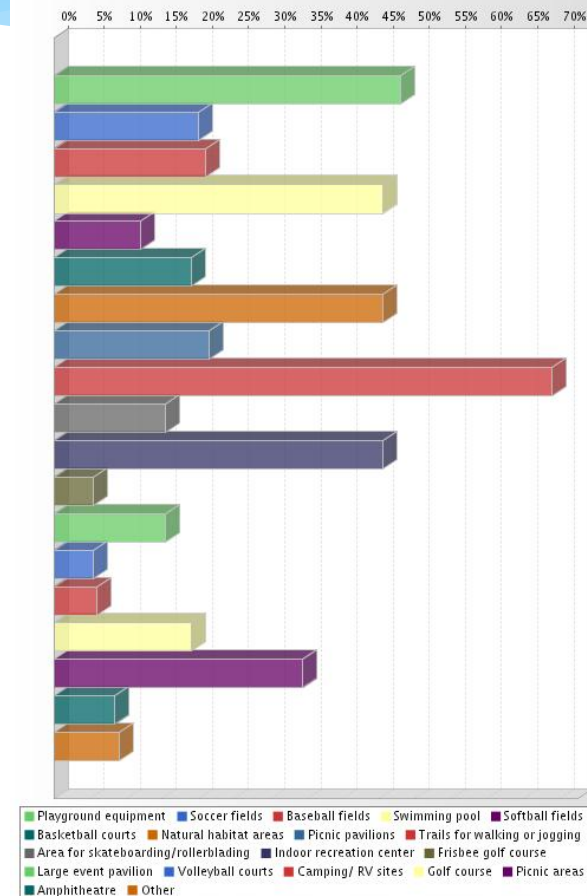
# Dissecting the Plan: The Baseline Analysis

- \* Take a Snapshot of the Community
  - \* Demographic Profile
  - \* Economic Profile
  - \* Major Issues (Survey)
  - \* Existing Land Use Pattern
  - \* Physical Resources
  - \* Cultural Resources



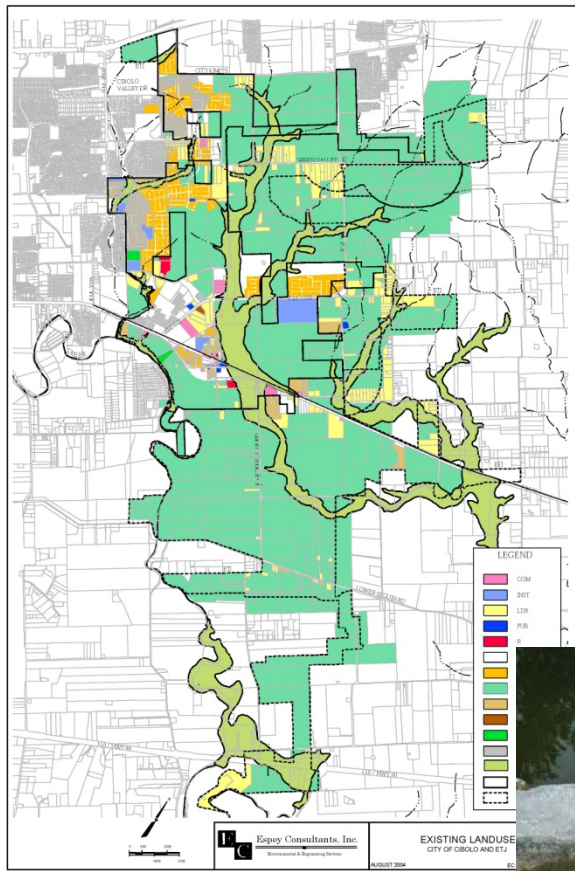
\* Projections are shown for the 1.0 scenario

Choose the five most desired recreation facilities from the following list. Select the five facilities that you believe need to be expanded, improved, or created in Cibola.

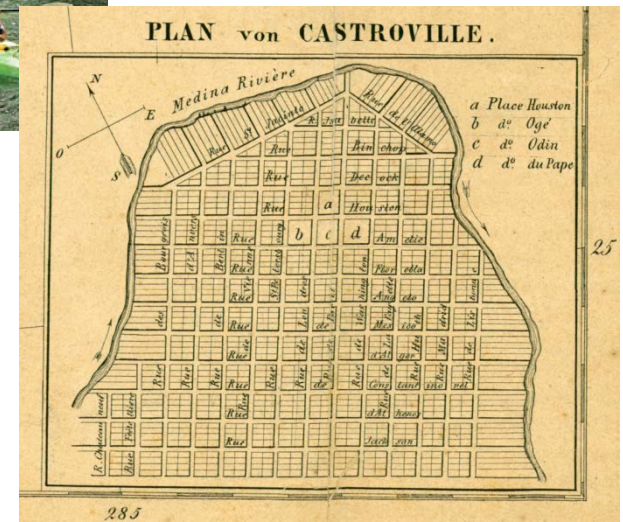




# Dissecting the Plan: Baseline Analysis, cont'd...



What Makes Your Town Unique?

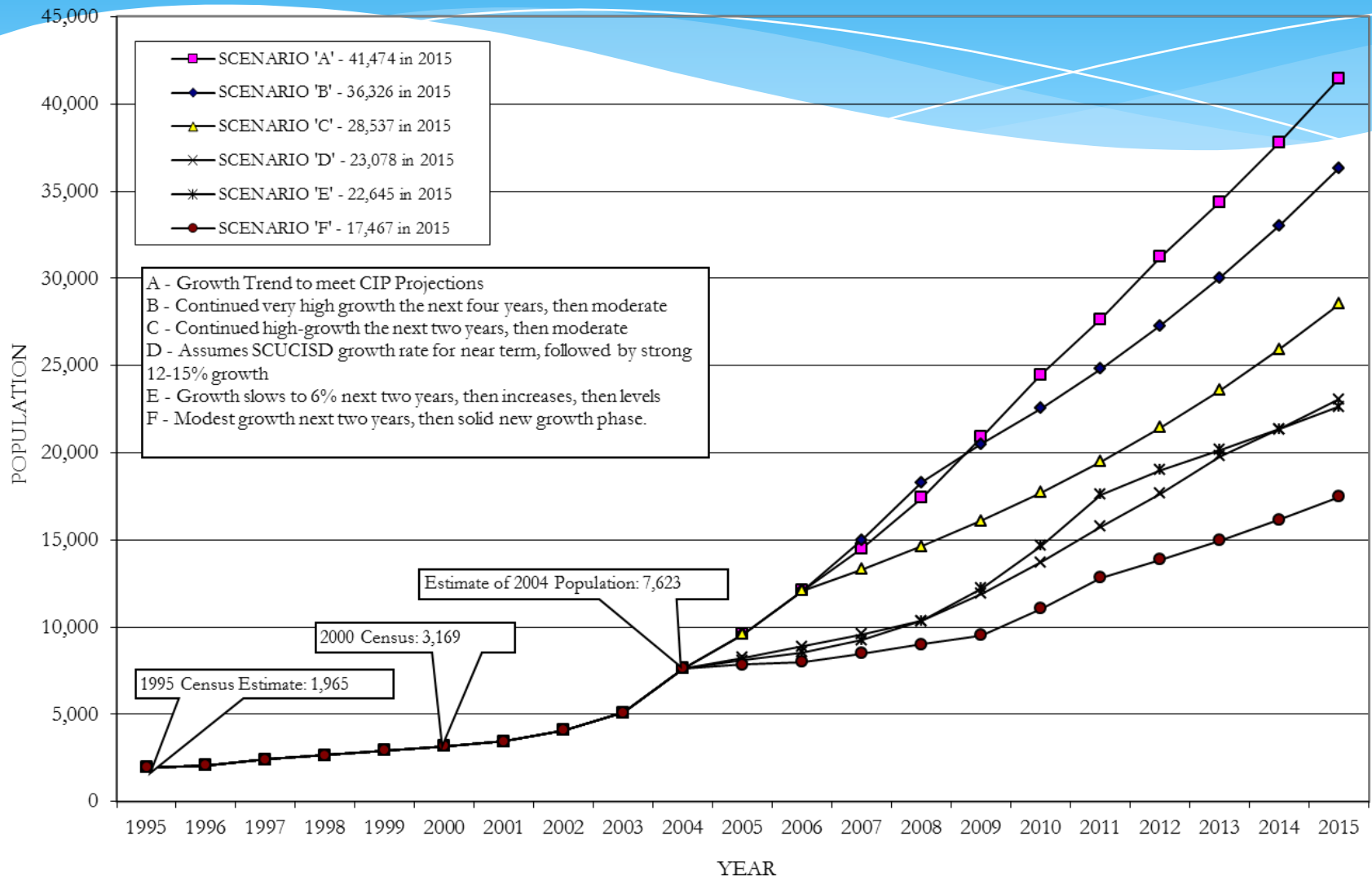


# Did I mention Barbecue???





# Where Do We Go From Here?: Population Projections





# Dissecting the Plan: Comp Plan Vision

- \* The baseline analysis frames the current position
- \* The community establishes a Vision for where it wants to go.
- \* The Vision Statement is a touchstone for the Community during tough decisions.

***“We aspire to plan for the growth and development of the Liberty Hill community while maintaining, preserving, and promoting the area’s unique identity, historic character, and existing high quality of life. We will encourage growth that is compatible with the values of our community, and we will work to develop a community where all walks of life can live, learn, play and work.”***

# The Plan Elements

- \* Goal/Policy

- \* Action/Program

- Desired End/Outcome

- Specific project, program or activity that furthers the community towards the goal

**Policy H-4: Promote safe, secure neighborhoods to foster a sense of community and well-being.**

*Program H-4.1: Continue to require sidewalks for new development, establish pedestrian and bicycle links between neighborhoods, parks, services, and community points of interest.*

*Program H-4.2: Begin a sidewalk construction program to provide sidewalks in neighborhoods that were not originally built with sidewalks.*

*Program H-4.3: Promote ADA accessibility and clear street crossing locations.*

*Program H-4.4: Provide adequate street lighting standards and shielding standards to reduce light pollution.*

*Program H-4.5: Require a lighting plan submittal component for new commercial and multifamily developments to ensure safe travel for pedestrians.*

*Program H-4.6: Encourage and support community events to allow residents to get to know neighbors, for example, participation in the “National Night Out.”*

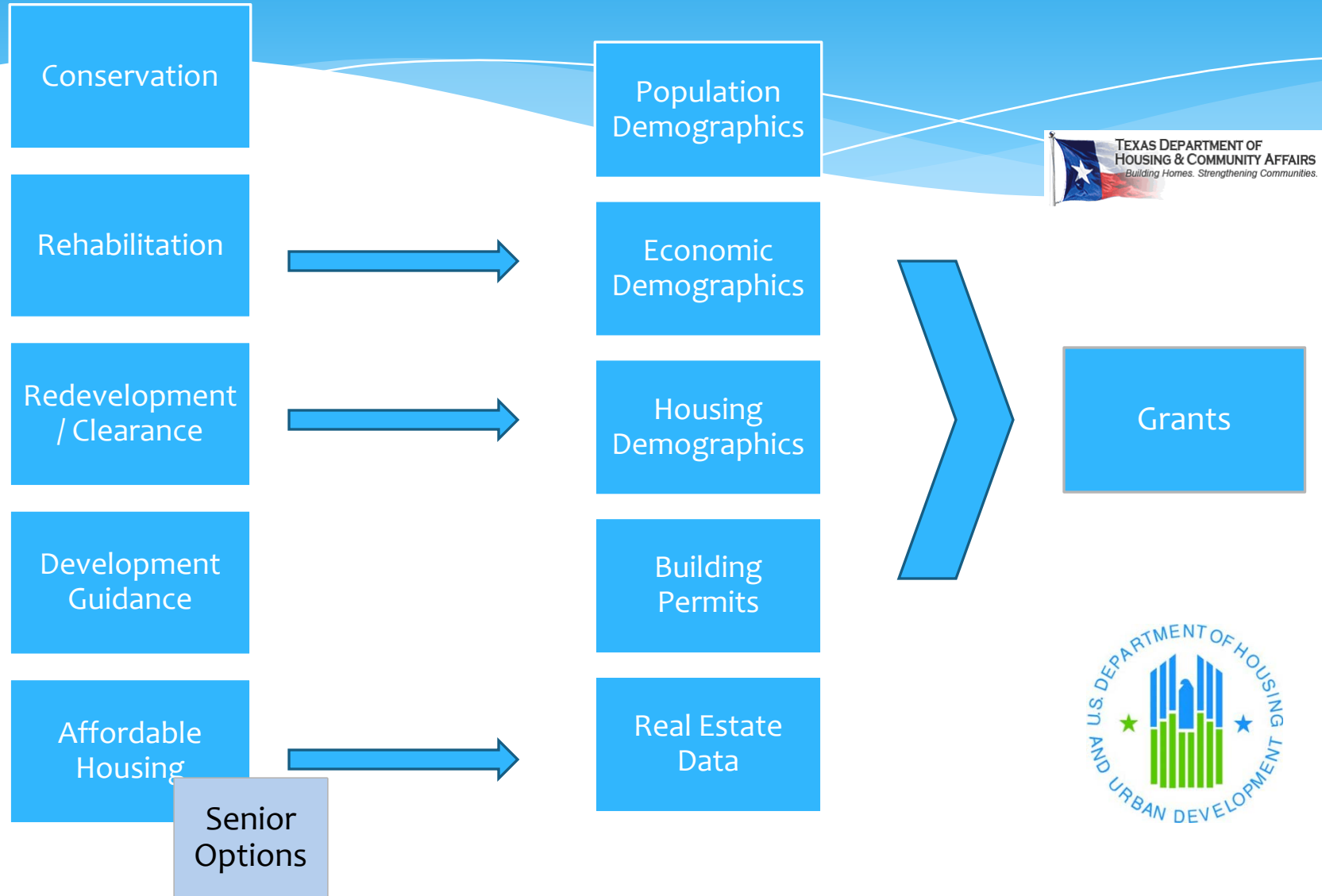
# The Plan Elements



\* Special Areas: CBD, Water Supply, etc.

# The Housing Plan

## Five Strategic Components

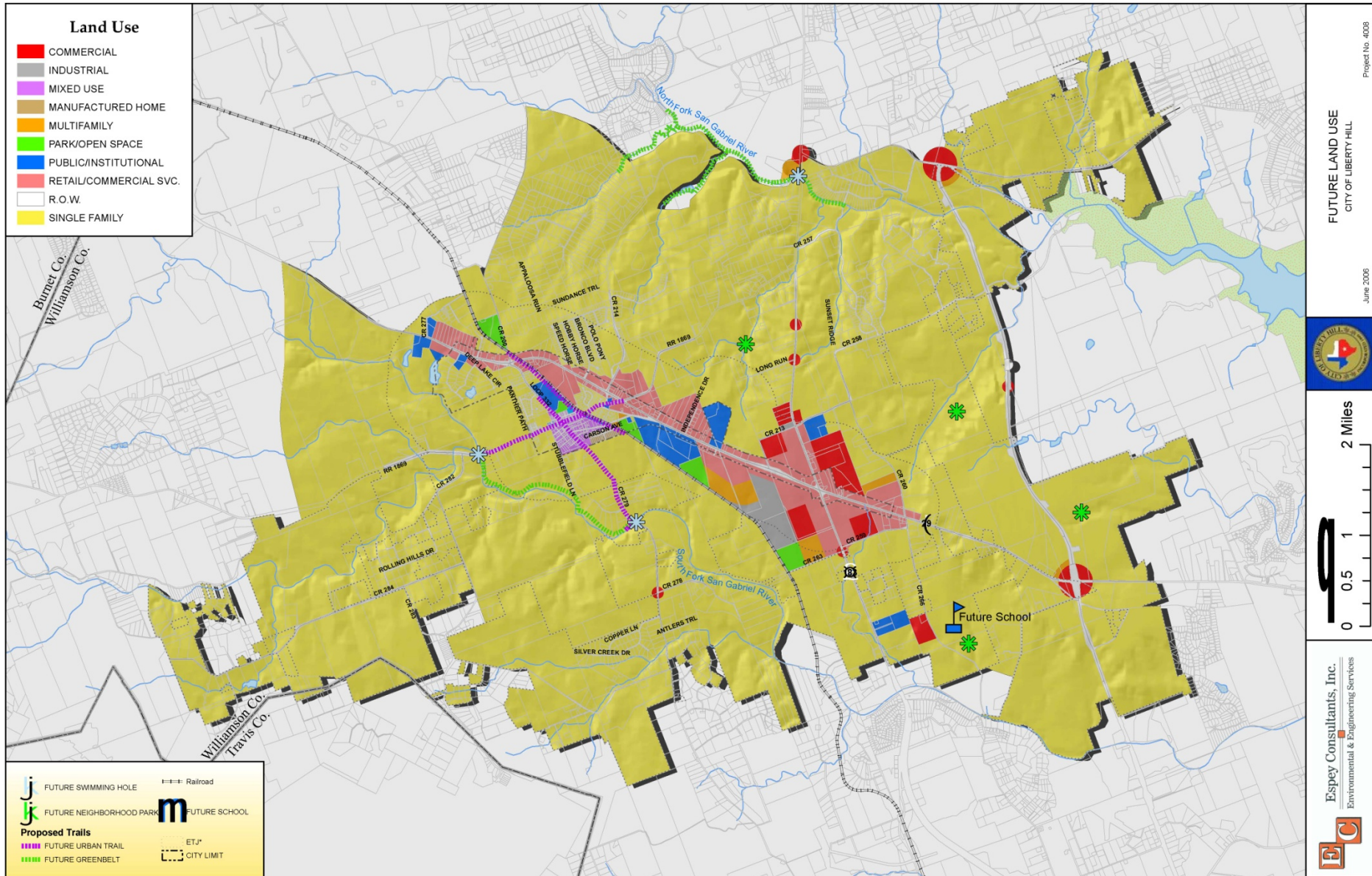


# The Future Land Use Plan

- \* Most commonly used element of the Comprehensive Plan
- \* Integrates all of the elements
  - \* Thoroughfare
  - \* Housing
  - \* Parks & Recreation
- \* NOT a Zoning map; a guidance document
- \* Can be used for utility studies and impact fees



# The Future Land Use Plan



# The Future Thoroughfare Plan

- \* Used to establish road alignments and continuity
- \* Road hierarchy
- \* Works hand-in-hand with Future Land Use Plan
- \* Guides new development on ROW dedication

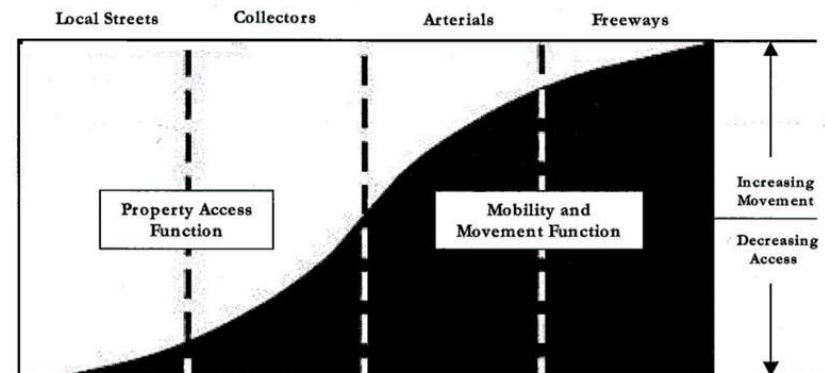
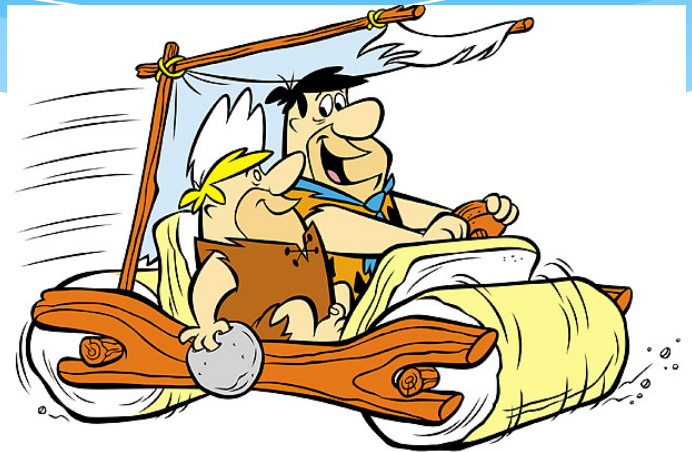


Illustration 5-1  
FUNCTIONAL CLASSIFICATION SYSTEM



**THOROUGHFARE WORK MAP  
CITY OF LIBERTY HILL**

June 2008

Espey Consultants, Inc.  
Environmental & Engineering Services

Data Source: City of Liberty Hill, Espey Consultants,  
Williamson County Appraisal District  
Projection: Lambert Conformal Conic  
Projected Coordinate System: NAD83 Texas State  
Planes, Central Zone, US Foot

**Legend:**

- FREEWAY, EXISTING
- MAJOR ARTERIAL, EXISTING
- MINOR ARTERIAL, EXISTING
- MAJOR COLLECTOR, EXISTING
- MINOR COLLECTOR, EXISTING
- MAJOR ARTERIAL, PROPOSED
- MINOR ARTERIAL, PROPOSED
- MAJOR COLLECTOR, PROPOSED
- MINOR COLLECTOR, PROPOSED
- RAILROAD
- CITY LIMIT
- ETJ\*

Scale: 1:50,000  
0 0.5 1 2 Miles

Map Labels: CR 201, CR 200, CR 280, CR 258, CR 257, CR 256, CR 259, CR 260, CR 265, CR 278, CR 279, CR 281, CR 284, CR 285, RR 1869, SH 29, LOOP 332, OVERLOOK DR, CROSS CREEK LANE, PAPER LANE, FM 3405, US 183, BURGER CO., WILLIAMSON CO., TRAVIS CO., TEXAS.

Data Source: City of Liberty Hill; Espey Consultants;  
Williamson County Appraisal District  
Projection: Lambert Conformal Conic  
Projected Coordinate System: NAD83 Texas State  
Planes, Central Zone, US Foot



**THOROUGHFARE WORK MAP  
CITY OF LIBERTY HILL**

Project No. 4006  
June 2006

**Espey Consultants, Inc.**  
Environmental & Engineering Services



# Plans that Work: The Cibolo Example

## Comprehensive Plan

Flood Protection Plan

Impact Fee Study

Parks & Rec Plan

Town Creek Regional Detention

Town Creek West Channel Improvements

Schlather Park

Grant \$

Grant \$



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



**EXHIBIT B**  
**FUTURE WASTEWATER SYSTEM MAP**  
**AND FUTURE LAND USE ASSUMPTIONS**  
**CIP AND IMPACT FEE STUDY**  
**CIBOLO, TEXAS** PROJECT #4030.500



# Plans that Work: The Cibolo Example





# Dream to Reality



# Plans that Work: Universal City Example

- \* City Near Build-out
- \* Limited Retail Opportunities
- \* Need to Balance Revenue (Ad valorem vs. Sales Tax)
- \* Need to Guide Redevelopment of Pat Booker Rd.
- \* Need to Integrate Randolph AICUZ



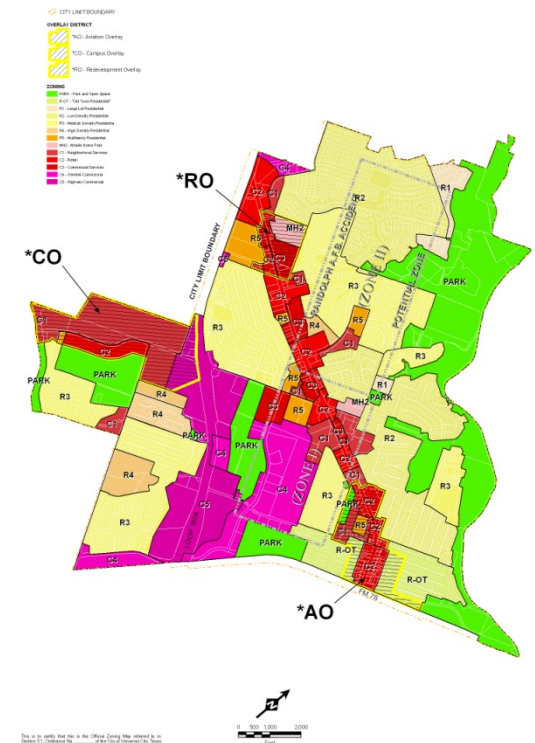
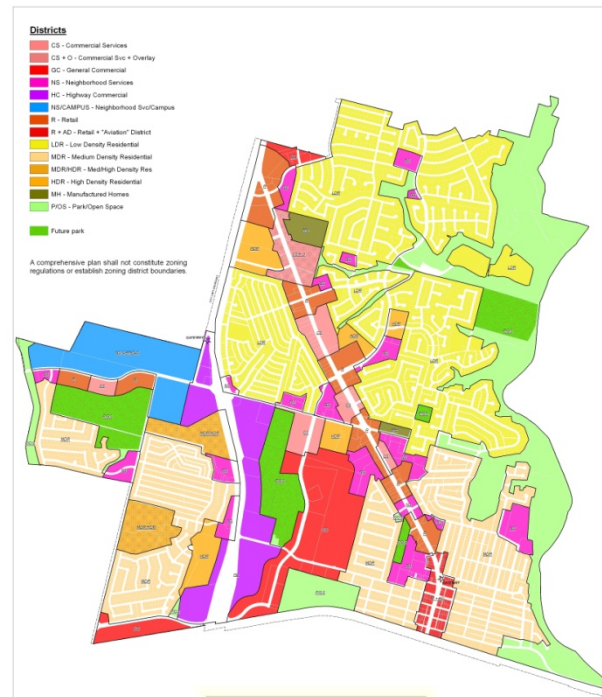
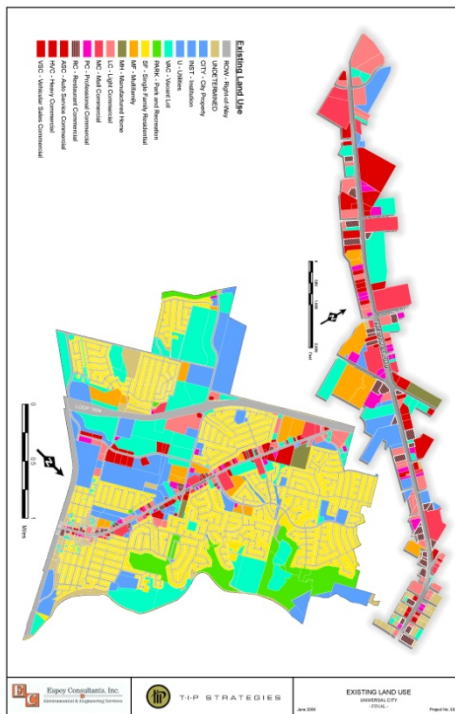
# Plans that Work: Universal City

## Example

Retail  
Market  
Analysis

Future  
Land Use  
Map

Zoning  
Ordinance



OFFICIAL ZONING MAP  
UNIVERSAL CITY, TEXAS

- DRAFT -  
December 1, 2006



# Keys to Successful Comprehensive Planning

- \* Frame your questions/problems/issues
- \* Involve stakeholders
- \* Document your findings
- \* Evaluate alternatives
- \* Be logical and deliberate
- \* Think about your timeline to implement
- \* Think about your main tools to implement



# Questions, Discussion, Comments?

Thank you!!!

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