



Introduction to Planning

Alamo Area Council of Governments
Planning and Zoning For Public Officials

August 16, 2012

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Agenda

1. Why do we plan?
2. Who is involved in Planning?
3. Basic Planning Process
4. What are the Tools of Planning?
5. What Plans are You Working On?

Why Do We Plan?

“A society grows great when old men plant trees whose shade they know they shall never sit in.”

–Greek Proverb

“If you don’t have a plan for where you are going, you might end up somewhere else”

–attributed to Casey Stengel

“If you want to predict the future, create it.”

– Peter Drucker

“The will to win is nothing without the will to prepare.”

-- *Runners World*, April, 1991

“A vision without a plan is a hallucination.”

-- *Dallas Mayor Ron Kirk*, November, 2000

- Hindsight: Learn from the past
- Foresight: Make a better Future

Planning Hindsight

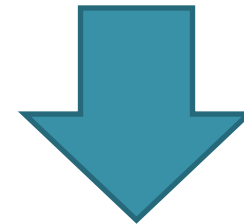
- “One set of rules”
-Applied equally, fairly
- Cause and Effect
- Interrelatedness of Decisions
- We’ve all been burned!!



Planning Foresight

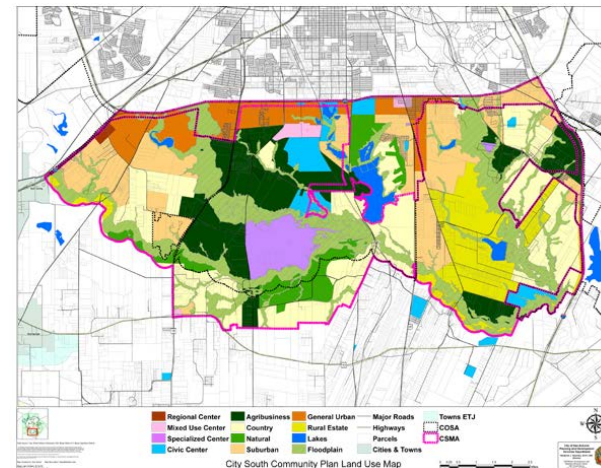
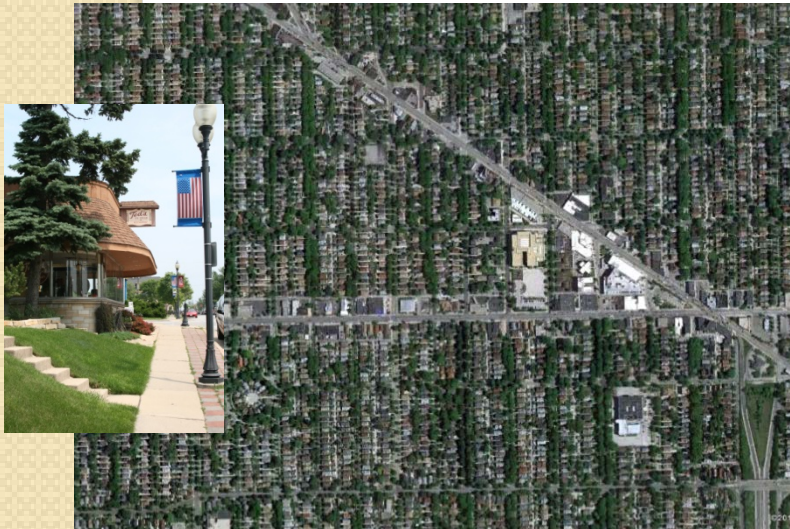
- To develop community vision and achieve goals
- To protect the public and preserve quality of life
- To protect private property rights
- To encourage/continue economic development
- To facilitate decision-making on land use

- Provide Predictability
- Maximize Investment



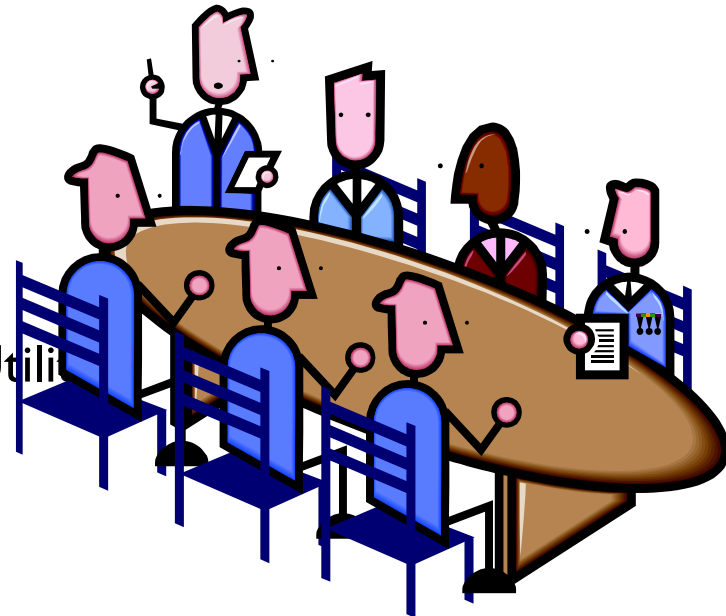
- Create Long-Term Value

Examples of Planning Foresight



Who is Involved in the Planning Process?

- Citizens
- Elected leadership
- Development Community
- Appointed leadership (P&Z, BOA, other Commissions)
- City Departments
 - Administration
 - Utilities & Public Works
 - Building
 - Development
 - Police/Fire/EMS
- County Officials
- Regional Organizations/Utilities
- State
- Federal
- Special Districts



What kinds of things do we create plans for?

- Comprehensive Plans
- Land Use
- Zoning
- Annexation
- Economic Development
- Transportation/Thoroughfares
- Capital Improvements
- Parks & Recreation
- Strategic Plans
- Special Areas (Downtown, Industrial, Gateways, Historic, Cultural)

What kinds of things do we create plans for?

- What do they all have in common?
 - Address a Problem
 - Define a Vision
 - Seek to Coordinate Stakeholders
 - Define a Policy
 - Define Goals
 - Define Actions
 - Provide a Timeline

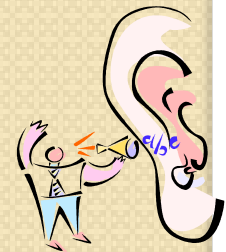
The Planning Process

- Analyze the Baseline
- Assess Strengths, Weakness, Opportunities, Threats
- Evaluate Trends
- Establish a Desired Condition
- Create a Vision
- Citizen/Stakeholder Input Throughout
- Define Goals that will Implement the Vision
- Define Actions that will Further the Goals
- Evaluate Funding/Resource needs
- Develop Phasing and Implementation Plan
- Implementation
- Enforcement
- Public Input
- **Review, Repeat!!**



What are the Tools of Municipal Planning?

- Annual Budget
- Comprehensive Plan
- Zoning Ordinance
- Subdivision Ordinance
- Annexation
- Other Tools
 - Sign Regulations
 - Landscape Regulations
 - Tree Preservation Ordinance
 - Etc.
- Visiting, Listening, Engaging the Community



What are Your Plans?

- Gotta problem?



- How does your solution build value?

Thank you!

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