



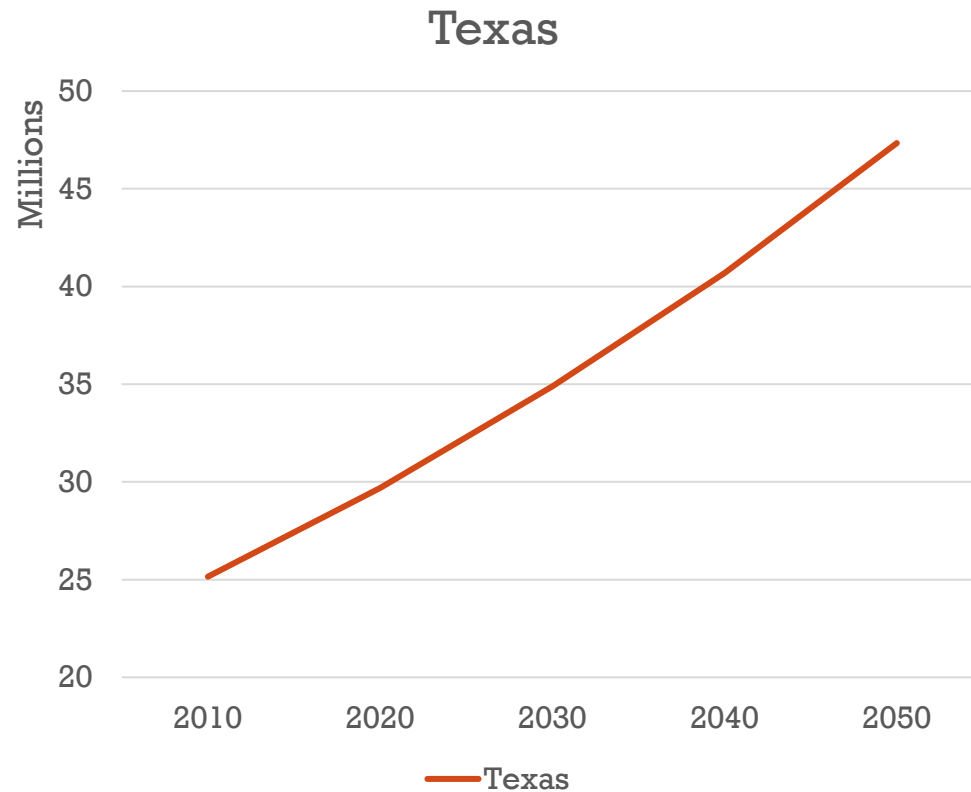
Comprehensive Planning 101

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Texas is experiencing rapid
growth

POPULATION GROWTH IN TEXAS

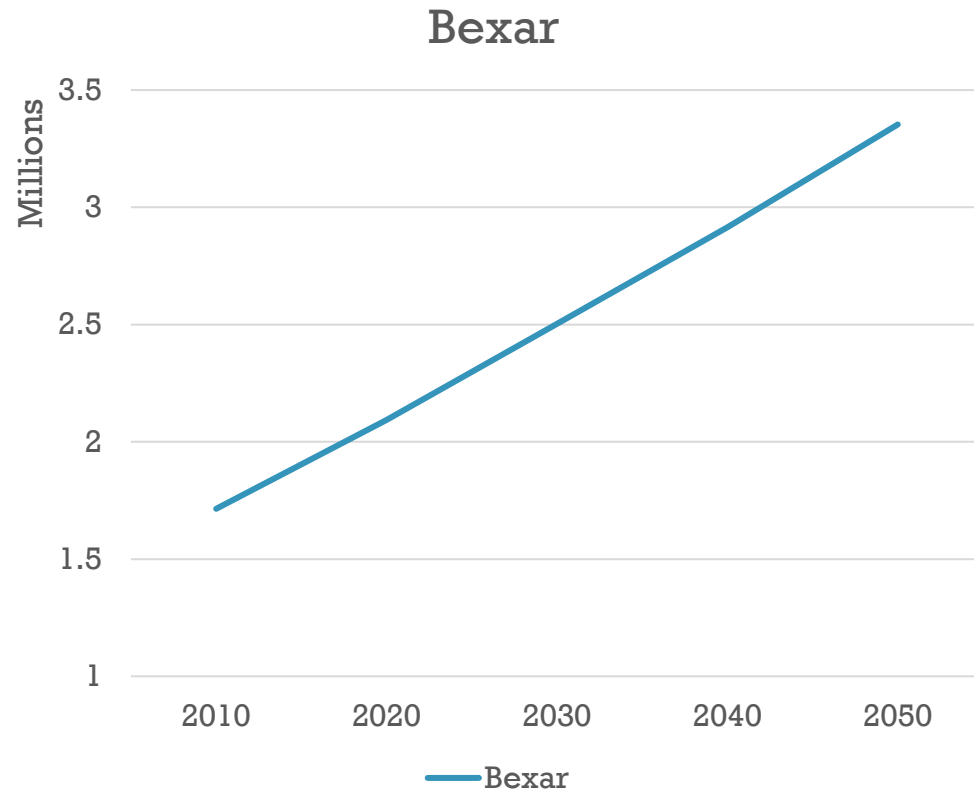


- Population 2020 – 29,677,668
- Estimated 2030 – 34,894,452
 - 18% growth from 2020
- Estimated 2050 – 47,342,105
 - 60% growth from 2020

*Populations estimates from Texas Demographic Center



POPULATION GROWTH IN BEXAR COUNTY

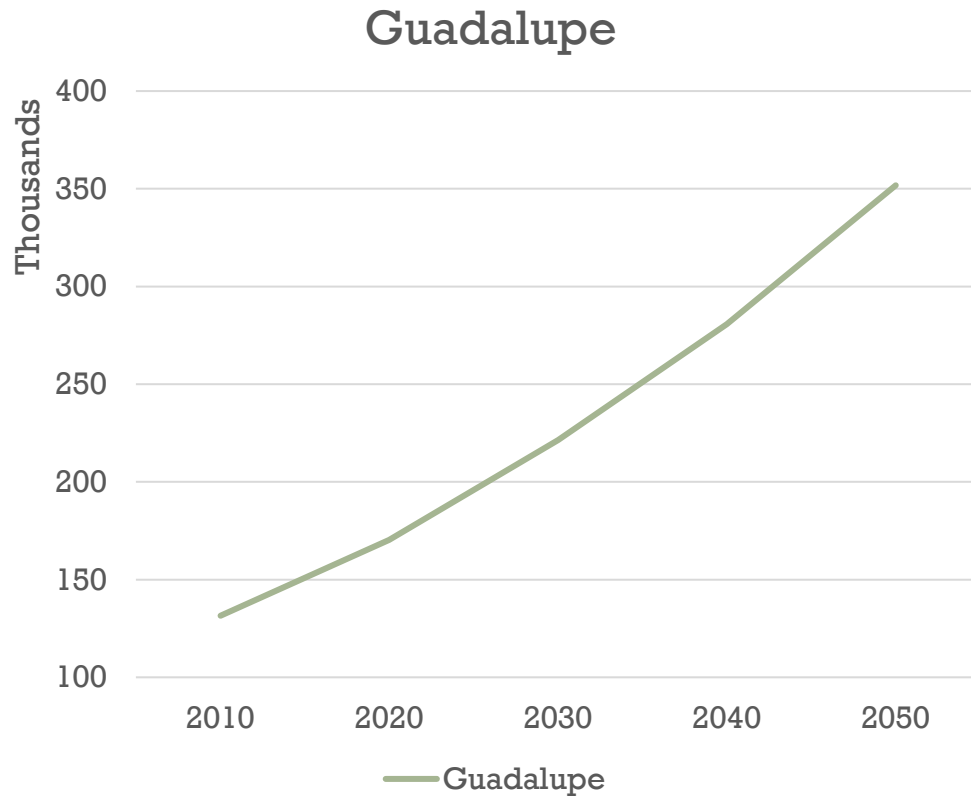


- Population 2020 – 2,093,502
- Estimated 2030 – 2,502,617
 - 20% growth from 2020
- Estimated 2050 – 3,353,060
 - 60% growth from 2020

*Populations estimates from Texas Demographic Center



POPULATION GROWTH IN GUADALUPE COUNTY



- Population 2020 – 170,226
- Estimated 2030 – 221,353
 - 30% growth from 2020
- Estimated 2050 – 351,776
 - 106.6% growth from 2020

*Populations estimates from Texas Demographic Center





Has your community planned for growth?



Comprehensive Land Plan

- Comprehensive Land Plan is a policy document that serves as a guide for decisions relating to the physical, social, and economic growth of the city.
- Comprehensive Land Plans come in all shapes and sizes and should be designed to meet the city's needs.
- Remember the best Comprehensive Land Plan is one that is used!

Comprehensive Plans in TX LGC

- Municipalities may adopt comprehensive plans for the long-range development of the city. LGC § 213.002(a)
- The content and design of the plan is up to the City but may include provisions on land use, transportation, and public facilities. LGC § 213.002(b)(1)
- May consist of a single plan or a coordinated set of plans organized by subject and geographic area. LGC § 213.002(b)(2)
- May be used to coordinate and guide the establishment of development regulations. LGC § 213.002(b)(3)
- Future Land Use maps must contain the statement “A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.” LGC § 213.005
- If a city adopts a comprehensive plan, it must be followed when making zoning decisions. LGC § 211.004(a)

Adoption or Amendment of Comprehensive Plans



- Texas LGC § 213.003 requires:
 - a public hearing
 - a review by the Planning and Zoning Commission (if one exists)
- Municipality may establish in its charter or by ordinance, procedures for adopting and amending a comprehensive plan

Avoiding an expensive paper weight: An Effective Comprehensive Plan



Is a representation of how the community sees itself currently and the collective vision for the future



Serves as a policy document to assist elected officials and city staff in planning, decision making, and prioritizing resources



Organized in a hierarchy, with a prioritized list of development concepts at the top being refined down to specific actionable goals at the bottom



Contains a future land use plan as graphical representation of how the community would like the city to develop



Concludes with an implementation plan in the form of long, mid, and short-range goals which lets the city track both specific goals and make progress to large lofty goals



Scalable and expandable to fit the needs of the community

Common Elements In Comprehensive Plans

- Vision and guiding principles for the future
- An overview of existing conditions in the community
- Future land use
- Economic development and housing
- Transportation and mobility
- Parks, recreation, and open space
- Infrastructure and capital improvements
- Implementation strategies





Community Engagement is #1

- Community engagement is the most critical element in a comprehensive plan.
- Effective community engagement can be a challenge.
- Must engage cross sections of the entire community, not just those willing to show up at a 5pm Tuesday night meeting.
- Pre-planning community engagement is the path to success.
- Diversity in engagement types, locations, and times
- Be prepared to do something with the information you collect.



Community Engagement Strategies

Community engagement must consist of multiple strategies and data collection methods.

- Planning/Design charrettes
- Surveys
- Stakeholder meetings
- Community group meetings
- Interviews
- Interactive web-based applications (such as social pinpoint)
- Pop-up planning (tactical urbanism)
- Make it a game

Did we think
about a way
to include
everyone?





Taking the Plan to the Next Level

- Increase the utilization of the Comprehensive Plan through incorporating additional elements
- Next level integration examples:
 - Neighborhood or Area Plans
 - Community Priorities List (compare apples to oranges)
 - City strategic plans / annual goals
 - City budgeting

PITFALLS & SAND TRAPS



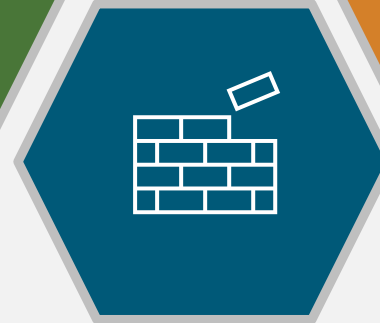
Too Complicated



Outdated

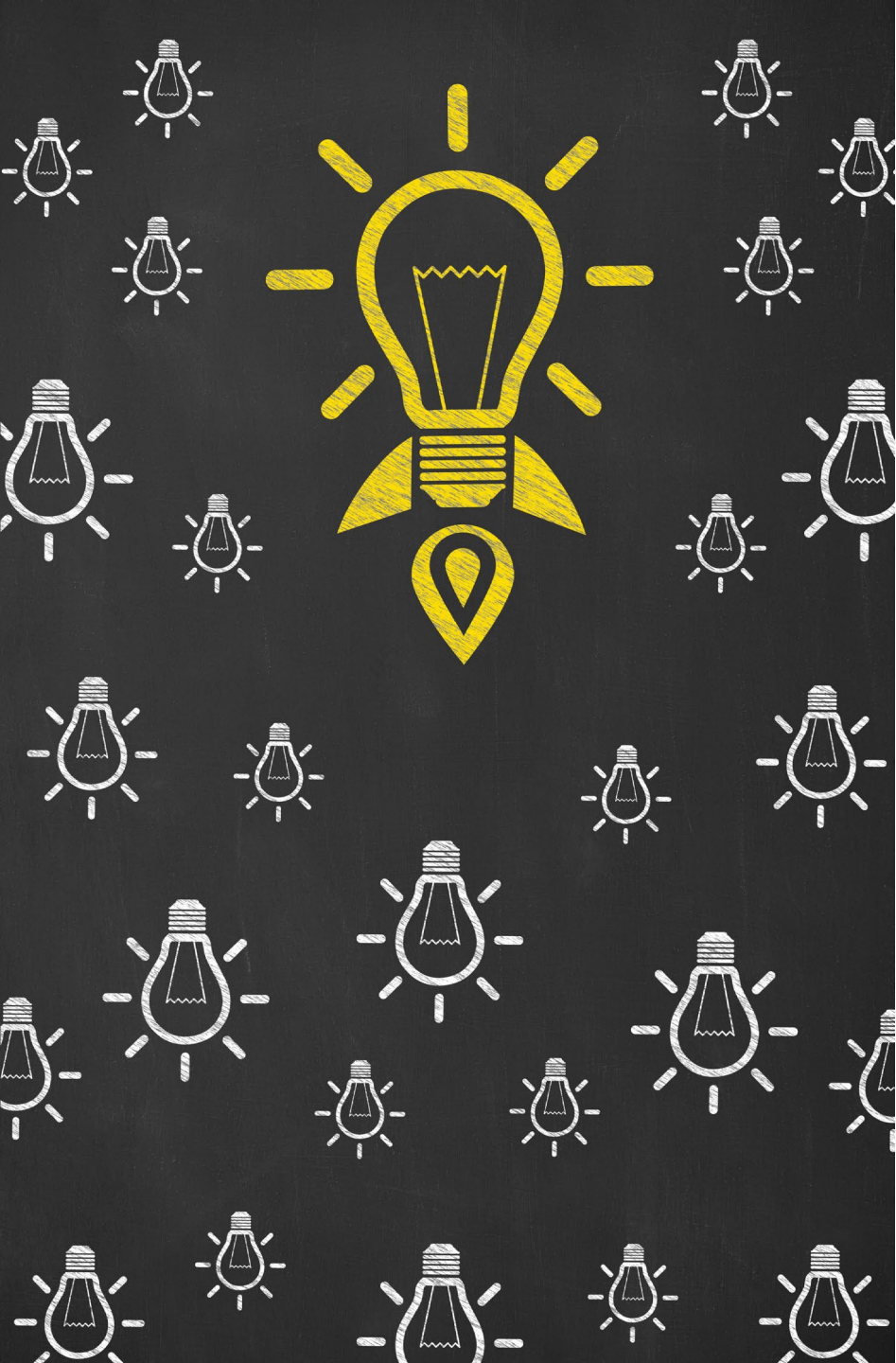


Too Rigid



Not Holistic





Tips for Success

- Community buy-in
- Plan should consider development of the city holistically
- Plan should consider short (<1 year), mid (1-5 years), long (5-20 years), and distant (20+ years) ranges
- Plan should be flexible and easy to update
- Organized in a clear and expandable manner
- Acknowledge the interrelatedness of elements
- Build on what you have



Is it time for an update?

- Most Comprehensive Plans follow a 20-year outlook
 - This DOES NOT mean that your plan will remain valid for that time period
- Plans should be reviewed yearly to determine if the plan needs updates or revisions (annual budget prep is a good time)
- Updates may be needed due to changes in the community, reprioritization of community goals, growth, economic shifts, social changes, and a multitude of other reasons

Limited Resources and Staff



Does your community have limited resources and staff?



Most Texas communities have very lean budgets and limited staff.



Look for grants and other funding opportunities.



Network with staff and city officials from neighboring or area communities.



Make changes incrementally tackling a little bit at a time.

With Growth Comes Change...





Managing the Change

- Change can be a good thing for a community when it is managed.
- Through thoughtful managed development, a community can preserve their unique identity and culture.
- Take time to identify those elements that are most important and representative of the community's identity and culture so that they can be preserved and championed.
- Take time to visit and listen to the residents and business owners about growth and let them help you identify those unique elements.

Questions?

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