

# We Took the Wrong Step Years Ago: Correcting the Past with Comprehensive Planning

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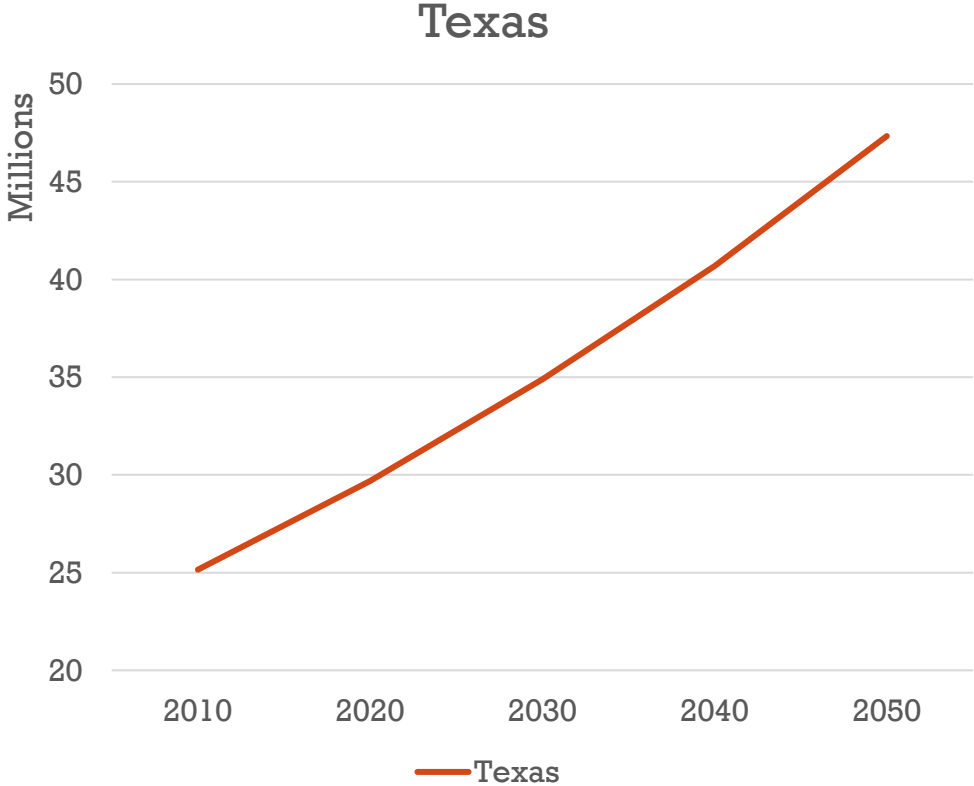
# Comprehensive Land Plan

- 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!

A long-exposure photograph of a city highway at night. The foreground shows multiple lanes of traffic with light trails in yellow, white, and red. The highway curves into the distance. In the background, a city skyline is visible with several tall buildings, some of which are illuminated. The sky is a deep blue, suggesting twilight or early night. The overall scene conveys a sense of movement and urban activity.

Texas is experiencing rapid growth

# POPULATION GROWTH IN TEXAS

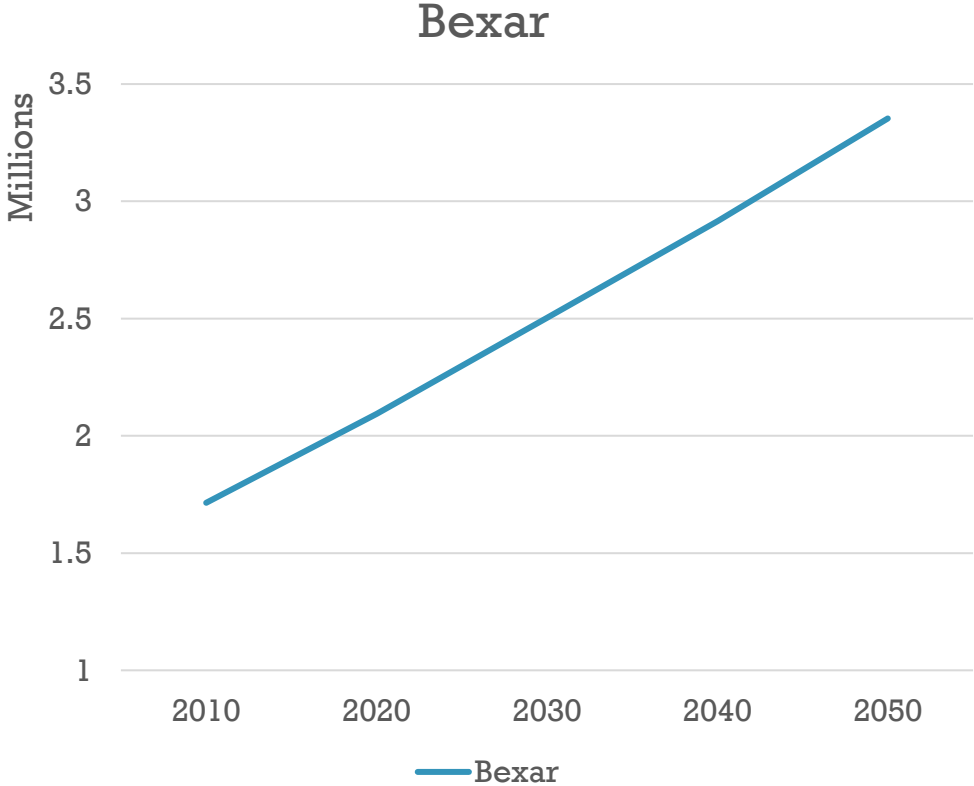


- Population 2020 – 29,677,668
- Estimated 2030 – 34,894,452
  - 18% growth from 2020
- Estimated 2050 – 47,342,105
  - 60% growth from 2020

\*Populations estimates from Texas Demographic Center



# POPULATION GROWTH IN BEXAR COUNTY

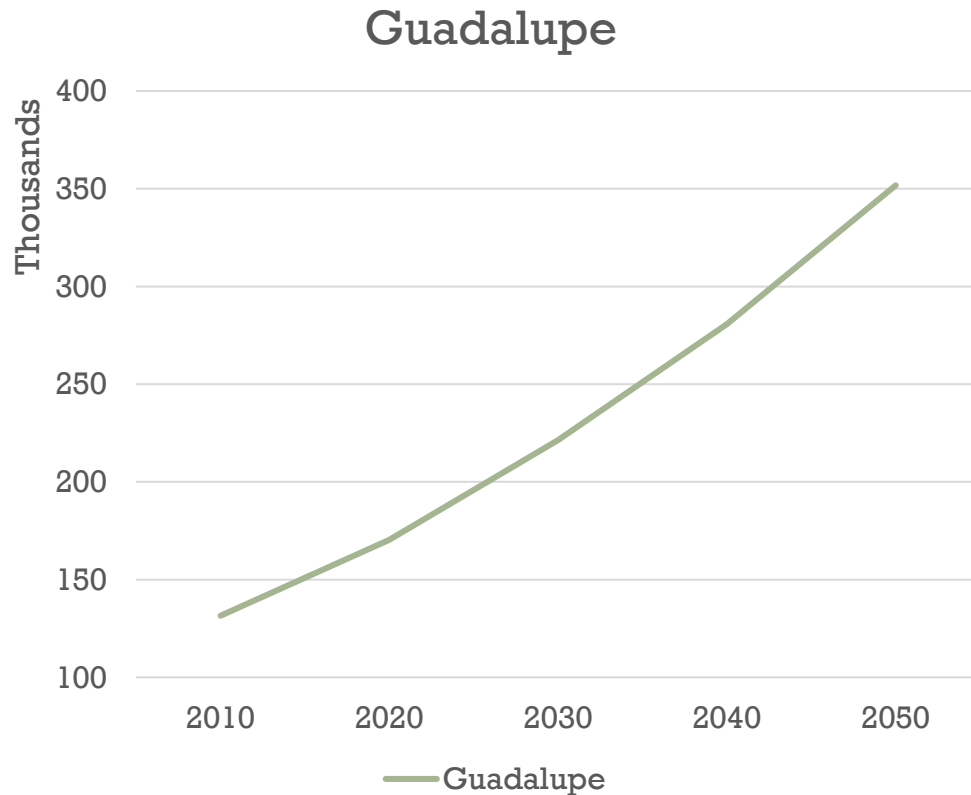


- Population 2020 – 2,093,502
- Estimated 2030 – 2,502,617
  - 20% growth from 2020
- Estimated 2050 – 3,353,060
  - 60% growth from 2020

\*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 Plans in TX LGC

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- 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



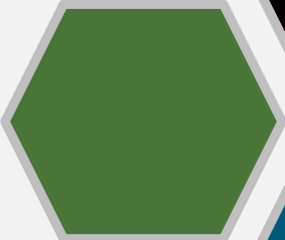


# Taking it to the Next Level

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- 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



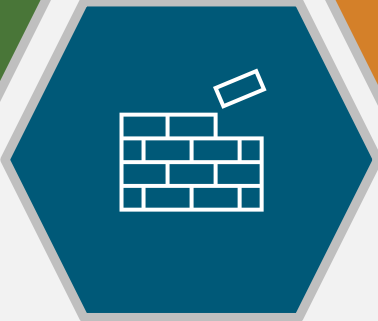
Too Complicated



Outdated

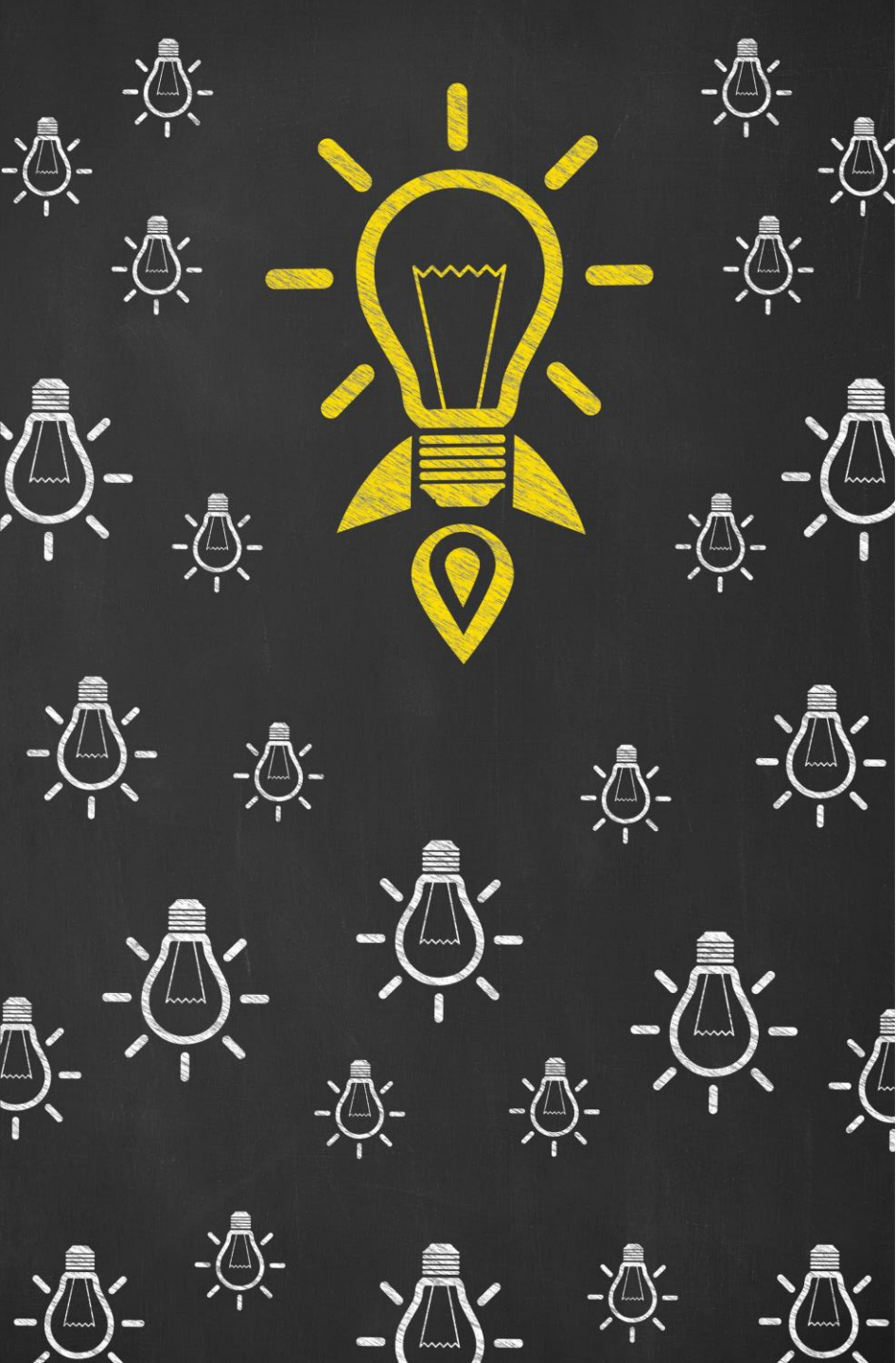


Too Rigid



Not Holistic





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# Tips for Success

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- 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.



# Resilient Communities Program – TX GLO



- The Texas General Land Office (GLO) allocated up to \$100 million in Community Development Block Grant Mitigation (CDBG-MIT) funds for the Resilient Communities Program (RCP).
- RCP funds can be used for the development, adoption, and implementation of resilient building codes, flood damage prevention ordinances, zoning ordinances, comprehensive plans, and land use plans.
- Additionally, RCP funds an array of public service activities related to resilience.
- The maximum grant amount is \$300,000 per applicant.

# Resilient Communities Program – TX GLO



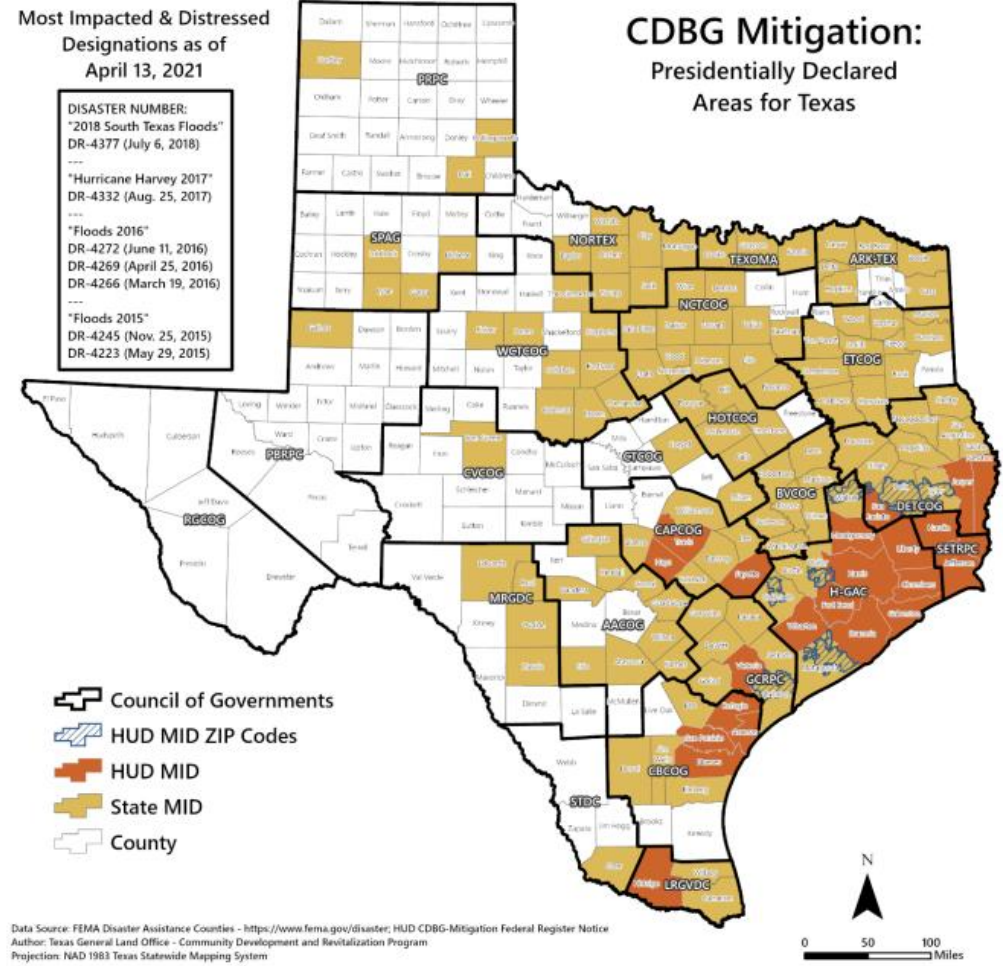
## Building Codes, Flood Prevention, Zoning Ordinance, Comprehensive Plans

- Codes that meet or exceed the standards set forth in the International Residential Code 2012 (IRC 2012)
- Flood Damage Prevention Ordinance that meets CDBG-MIT requirements of at least 2 feet above base flood elevation
- Zoning Ordinance based upon a land use plan or comprehensive plan
- Forward-looking land use plans that integrate hazard mitigation plans
- Forward-looking Comprehensive Plans that integrate hazard mitigation plans

# RCP - Eligibility

- Eligibility:
  - Applicant must be a City, County, Federally Recognized Tribe, or Council of Governments (COG).
  - Applicant must have legal authority to adopt and enforce the proposed code/plan/ordinance.
  - Applicant/beneficiary must be located in a Most Impacted and Distressed (MID) county or ZIP code

Figure 7-1: Eligible CDBG-MIT Counties



# List of Most Impacted & Distressed (MID) Counties

COUNTY	MID DESIGNATION	COUNTY	MID DESIGNATION	COUNTY	MID DESIGNATION	COUNTY	MID DESIGNATION
Anderson	State MID	DeWitt	State MID	Jack	State MID	Red River	State MID
Angelina	State MID	Dickens	State MID	Jackson	State MID	Refugio	HUD MID
Aransas	HUD MID	Duval	State MID	Jasper	HUD MID	Robertson	State MID
Archer	State MID	Eastland	State MID	Jefferson	HUD MID	Rusk	State MID
Atascosa	State MID	Edwards	State MID	Jim Wells	State MID	Sabine	State MID
Austin	State MID	Ellis	State MID	Johnson	State MID	San Augustine	State MID
Bandera	State MID	Erath	State MID	Jones	State MID	San Jacinto	HUD MID
Bastrop	State MID	Falls	State MID	Karnes	State MID	San Patricio	HUD MID
Baylor	State MID	Fannin	State MID	Kaufman	State MID	Shelby	State MID
Bee	State MID	Fayette	HUD MID	Kendall	State MID	Smith	State MID
Blanco	State MID	Fisher	State MID	Kleberg	State MID	Somervell	State MID
Bosque	State MID	Fort Bend	HUD MID	Lamar	State MID	Starr	State MID
Bowie	State MID	Frio	State MID	Lavaca	State MID	Stephens	State MID
Brazoria	HUD MID	Gaines	State MID	Lee	State MID	Tarrant	State MID
Brazos	State MID	Galveston	HUD MID	Leon	State MID	Throckmorton	State MID
Brown	State MID	Garza	State MID	Liberty	HUD MID	Tom Green	State MID
Burleson	State MID	Gillespie	State MID	Limestone	State MID	Travis	HUD MID
Caldwell	State MID	Goliad	State MID	Lubbock	State MID	Trinity	State MID
Calhoun	State MID	Gonzales	State MID	Lynn	State MID	Tyler	State MID
Callahan	State MID	Grayson	State MID	Madison	State MID	Upshur	State MID
Cameron	State MID	Gregg	State MID	Marion	State MID	Uvalde	State MID
Cass	State MID	Grimes	State MID	Matagorda	State MID	Van Zandt	State MID
Chambers	HUD MID	Guadalupe	State MID	McLennan	State MID	Victoria	HUD MID
Cherokee	State MID	Hall	State MID	Milam	State MID	Walker	State MID
Clay	State MID	Hardin	HUD MID	Montague	State MID	Waller	State MID
Coleman	State MID	Harris	HUD MID	Montgomery	HUD MID	Washington	State MID
Collingsworth	State MID	Harrison	State MID	Nacogdoches	State MID	Wharton	HUD MID
Colorado	State MID	Hartley	State MID	Navarro	State MID	Wichita	State MID
Comal	State MID	Hays	HUD MID	Newton	HUD MID	Willacy	State MID
Comanche	State MID	Henderson	State MID	Nueces	HUD MID	Williamson	State MID
Cooke	State MID	Hidalgo	HUD MID	Orange	HUD MID	Wilson	State MID
Coryell	State MID	Hill	State MID	Palo Pinto	State MID	Wise	State MID
Dallas	State MID	Hood	State MID	Parker	State MID	Wood	State MID
Delta	State MID	Hopkins	State MID	Polk	State MID	Young	State MID
Denton	State MID	Houston	State MID	Real	State MID	Zavala	State MID



# RCP – Additional Information



## RESILIENT COMMUNITIES PROGRAM

Texas General Land Office  
Community Development & Revitalization

The Texas General Land Office (GLO) allocated up to \$100 million in Community Development Block Grant Mitigation (CDBG-MIT) funds for the Resilient Communities Program (RCP). The RCP will fund the development, adoption, and implementation of modern and resilient building codes and flood damage prevention ordinances to ensure that structures built within the community can withstand future hazards.

**RCP launches June 1, 2022.**  
More information and the application are available at  
[recovery.texas.gov/rcp](https://recovery.texas.gov/rcp).

Communities are encouraged to also learn about RCP's companion program, the Local Hazard Mitigation Plans Program (LHMPP), which is actively accepting applications. Visit LHMPP's web page at [recovery.texas.gov/mitigation/lhmpp](https://recovery.texas.gov/mitigation/lhmpp).

### ► Eligibility Criteria

Applications will have a maximum of \$300,000 per applicant, first-come first-served.

At least 50% must address mitigation needs in the CDBG-MIT most impacted and distressed (MID) areas identified by the United States Department of Housing and Urban Development (HUD).

### ► Eligible Applicants

Units of local government (e.g., cities, counties, federally recognized tribes, and councils of governments) located in a CDBG-MIT eligible area. Entity must have legal authority to adopt and enforce the building code, zoning ordinance, land use plan, and/or comprehensive plan proposed in the RCP application.

**Planning Activities**

**Public Service Activities**

- For more information, please see the RCP flyer or visit the web TX GLO website [recovery.texas.gov/rcp](https://recovery.texas.gov/rcp).

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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