



## Comprehensive Planning: Consistency & Challenges

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## WHY CITY PLANNING EXISTS TODAY

### □ **Public Health Concerns**

- 19<sup>th</sup> Century as American cities industrialized
- Immigrant workers lived in cramped housing that did not have running water, air ventilation, or toilets. Housing was also next to industrial buildings.
- Spread of bacteria and infectious disease.
- People began leaving the city for “healthier” options.

### □ **Standard Zoning Enabling Act (1924, 1926)**

### □ **Standard City Planning Enabling Act (1927, 1928)**

## WHY CITY PLANNING EXISTS TODAY



## Purpose of Plan

*To develop a set of vision statements, community goals, and objectives that best articulate the desires of the citizens about the future of the community; establishing guiding principles and priorities upon which the plan is based.*

To determine (1) Where are we now? (2) Where are we going? (3) Where do we want to be? and (4) How do we get there?

### What is a Comprehensive Plan?

- ▣ A **planning document that serves to guide the overall development, character, physical form, and growth of a community.**
- ▣ It **describes how, why, where, and when to build or rebuild** a city or town, and
- ▣ **Provides guidance to local officials** when they are making decisions on budgets, ordinances, capital improvements, zoning and subdivision matters, and other growth-related issues

## Purpose of Plan, cont.

### □ Why have a Plan?

- A Comprehensive Plan is a guiding document that helps the City to manage growth and make decisions about how that growth will happen

### □ Who develops a Plan?

- A Plan should be developed with input from as many people as possible in order to incorporate as many concerns and visions for the city as possible.

### □ How is it used?

- A Plan is used as a resource document, a vision document, a guiding document, and a public relations tool
- Since it can include many different topics, it is also used to coordinate between various departments and areas of the city
- It can include all aspects of the City, such as emergency management, environmental planning, housing, community and economic development in addition to land use planning.

## State Law Requirements

### TEXAS LOCAL GOVERNMENT CODE:

- Chapter 211, Sec. 211.004. Zoning Regulations must be adopted in accordance with a Comprehensive Plan
- Chapter 212, Sec. 212.005. Plats must be approved that satisfy all applicable regulations.

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