

PRESENTED AT

UT Land Use Fundamentals

April 22, 2020

Austin, Texas

Comprehensive Plans

Cathy Cunningham

Author Contact Information:
Cathy Cunningham
Thomson Reuters Practical Law

cathy.cunningham@tr.com

469.583.0926

Comprehensive Plans

Generally, cities adopt comprehensive plans, also called master plans or general plans (see Tex. Local Govt. Code § 211.004 and chapter 213 for statutes regulating municipal comprehensive plans). Some counties may adopt a comprehensive plan (see Tex. Local Govt. Code chapter 231). In some instances, a multiple jurisdictional comprehensive plan may be adopted, but that is more common in other states.

The governing body adopts the comprehensive plan after a recommendation by Planning and Zoning Commission. There must be a public hearing.

§ 213.003. Adoption or Amendment of Comprehensive Plan

(a) A comprehensive plan may be adopted or amended by ordinance following:

- (1) a hearing at which the public is given the opportunity to give testimony and present written evidence; and
- (2) review by the municipality's planning commission or department, if one exists.

(b) A municipality may establish, in its charter or by ordinance, procedures for adopting and amending a comprehensive plan.

In practice, there may be multiple hearings, work sessions, community or town hall meetings, and briefings before adoption. For example, the McKinney Comprehensive Plan summarizes their actual process as follows:

- Staff Working Session (9/1/15) ("a city staff working session");
- Stakeholder Interviews (8/31/15 - 9/3/15) ("Over two dozen individuals were interviewed");

- Community Summits (9/16/15 - 9/17/15) ("public brainstorming sessions");
- Community Charrette (10/24/15) ("a structured venue for the funneling of public input");
- DFW Tour (1.8.16) ("the City Council and CPAC . . . visit a number of areas within the DFW area");
- Community Workshop (1/21/16) ("95 participants attended the community workshop . . . [and] were then divided into 14 teams who made their way through the event workbook to collaboratively, discuss scenario performance, responses to community issues, support for ideas proposed by community members, and important features for a preferred land use scenario");
- Community Open Houses Part 1 (5/18/16 and 5/19/16) ("provided an opportunity to see the vision for the future of specific areas");
- TxDOT Feasibility Studies (2015-2018) ("The Texas Department of Transportation (TxDOT) conducted two feasibility studies as part of its analysis of potential new alignments for U.S. 380 through Collin County");
- Community Open Houses Part 2 (6/14/18 and 8/9/18) ("About 50 attendees interacted with exhibits on the preferred scenario, market conditions, and transportation infrastructure in McKinney" at the first Open House and the second " at the McKinney Performing Arts Center, gave citizens one last update before the document moved to the end of the planning process and entered the finalization, adoption, and implementation stages.");
- Other Engagement Activities ("Although there were a number of outreach events held specifically for the ONE McKinney 2040 Comprehensive Plan Initiative, the planning team also recognized the importance of engaging with the community at other events in the City.");
- Plan Adoption (10/2/18)

Find the full text of this and thousands of other resources from leading experts in dozens of legal practice areas in the [UT Law CLE eLibrary \(utcle.org/elibrary\)](https://utcle.org/elibrary)

Title search: Comprehensive Plans

Also available as part of the eCourse

[2020 Land Use Fundamentals eConference](#)

First appeared as part of the conference materials for the
2020 Land Use Fundamentals session

"Comprehensive Plans"