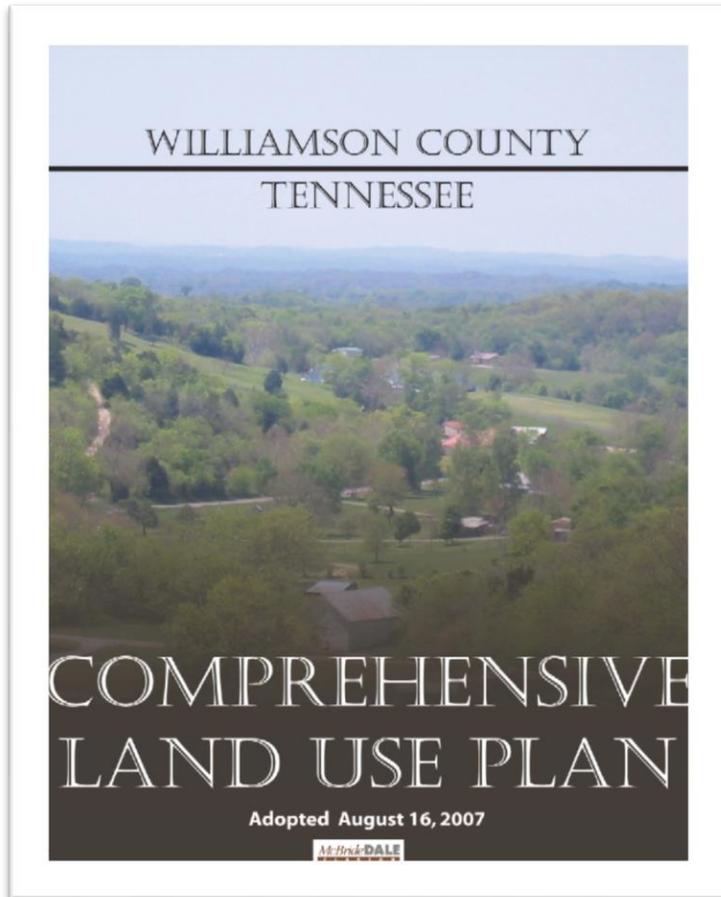


Planning in Williamson County

January 29, 2020 - Mike Matteson, AICP



WILLIAMSON2040
Preserve ↔ Enhance ↔ Envision

Community Character & Planning

- ▶ Planning is all about working with the community to:
 - Identify a desired **community character**:
 - Articulate that **desired character** in a formal plan; and
 - Create and administer various tools to help achieve and protect **desired character**



Planning Elements

Comprehensive Plan

Outlines the vision

Describes desired
community character



Zoning Ordinance

Creates rules for dev.

Designed to achieve
desired character



Development Review

Ensures rules are met

Results in desired
character

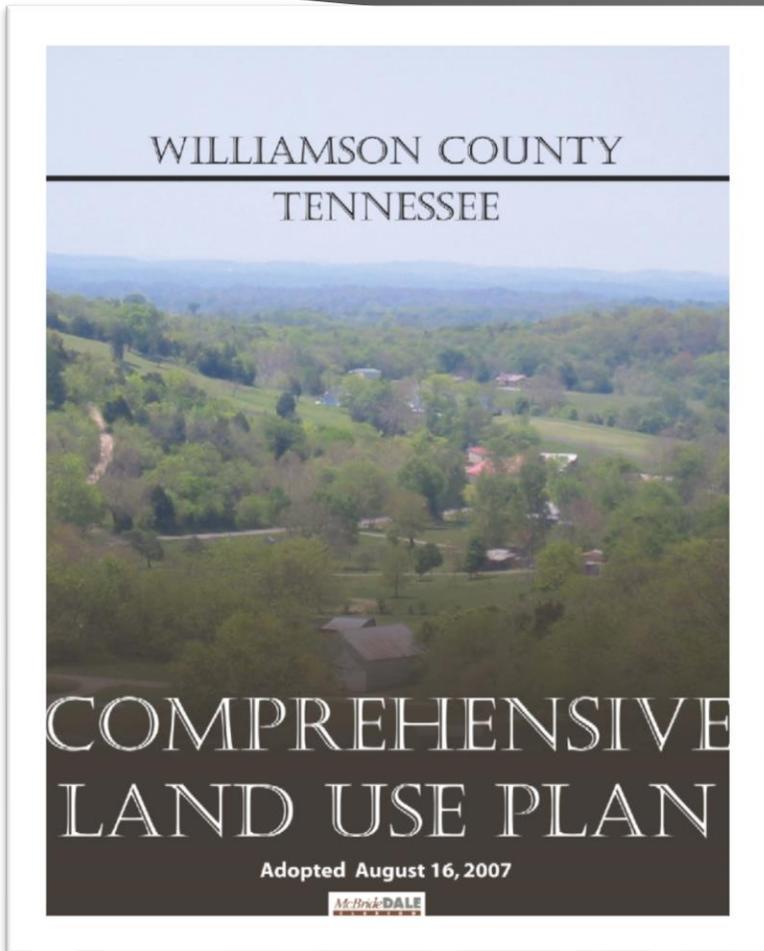
Williamson County Character



Williamson County Character

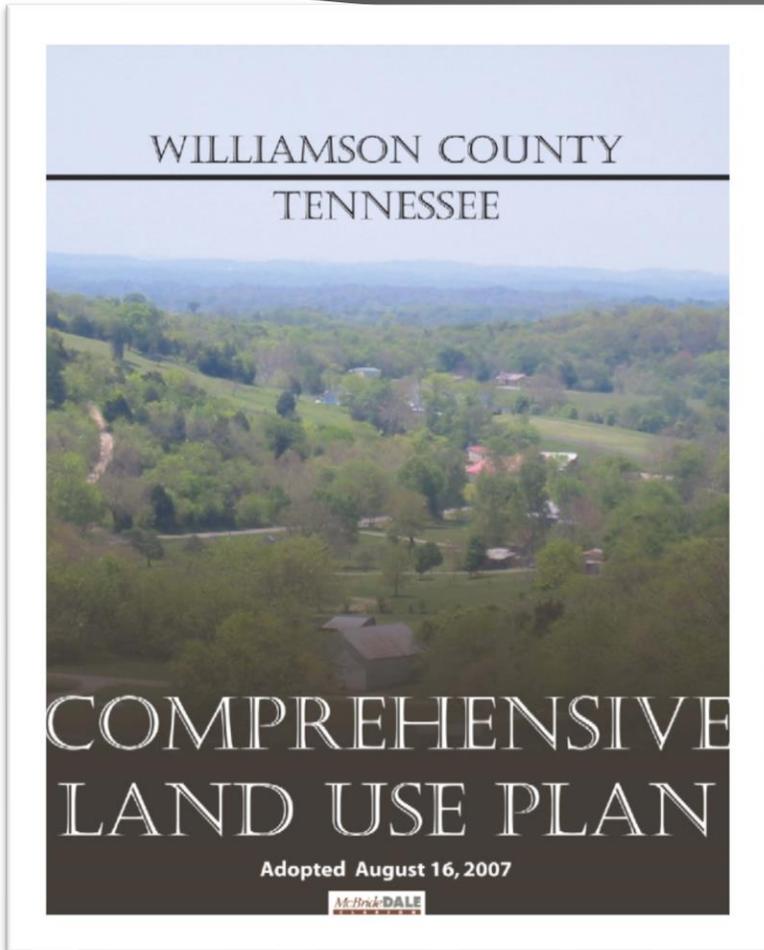


What is a Comprehensive Plan?



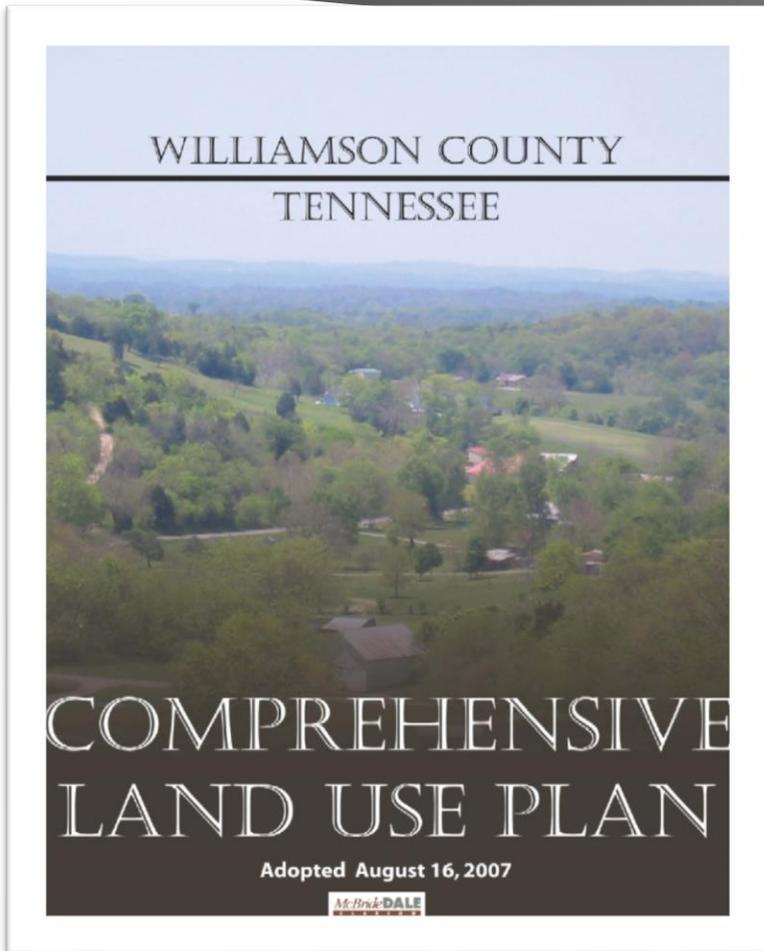
- ▶ Overarching policy document (growth, development, preservation)
- ▶ Articulates a shared vision for the future
- ▶ Makes specific recommendations
 - Where development should occur
 - At what densities?
 - What development should look like (Community Character)

What is a Comprehensive Plan?



- ▶ Based on extensive public input
- ▶ Once adopted, becomes official County policy
- ▶ Forms the basis for implementation tools, such as the Zoning Ordinance

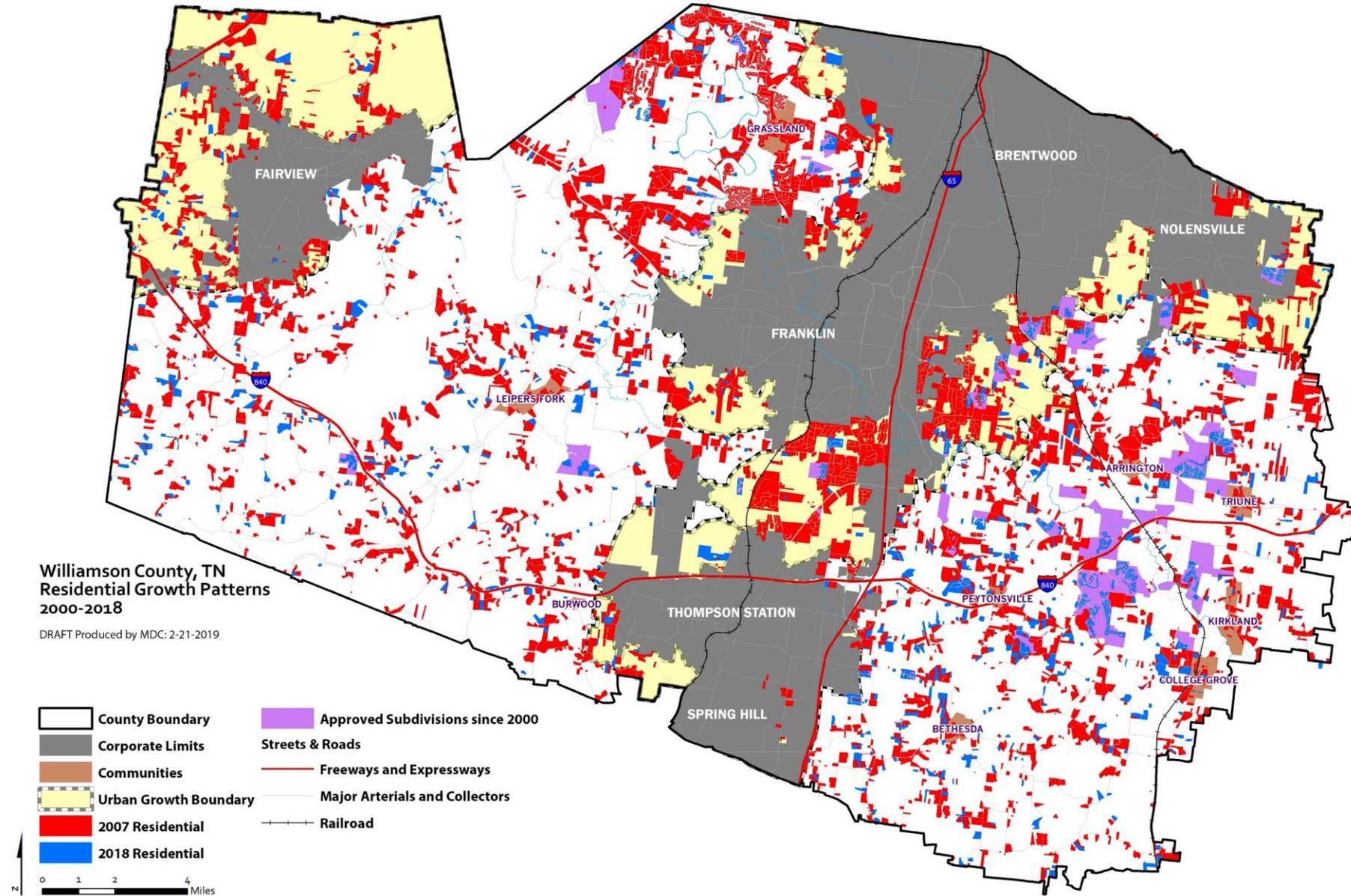
Current Comprehensive Plan



- ▶ Adopted in 2007
- ▶ Extensive public participation process
- ▶ Addresses land use, infrastructure, natural resources, housing etc.
- ▶ Predominant theme was to preserve rural character and to focus the majority of growth in key areas – Urban Growth Boundaries
- ▶ **However, Plan did not call for changes in established densities**

Residential Development Patterns

RESEARCH & ANALYSIS



Population Breakdown

RESEARCH & ANALYSIS

226,000

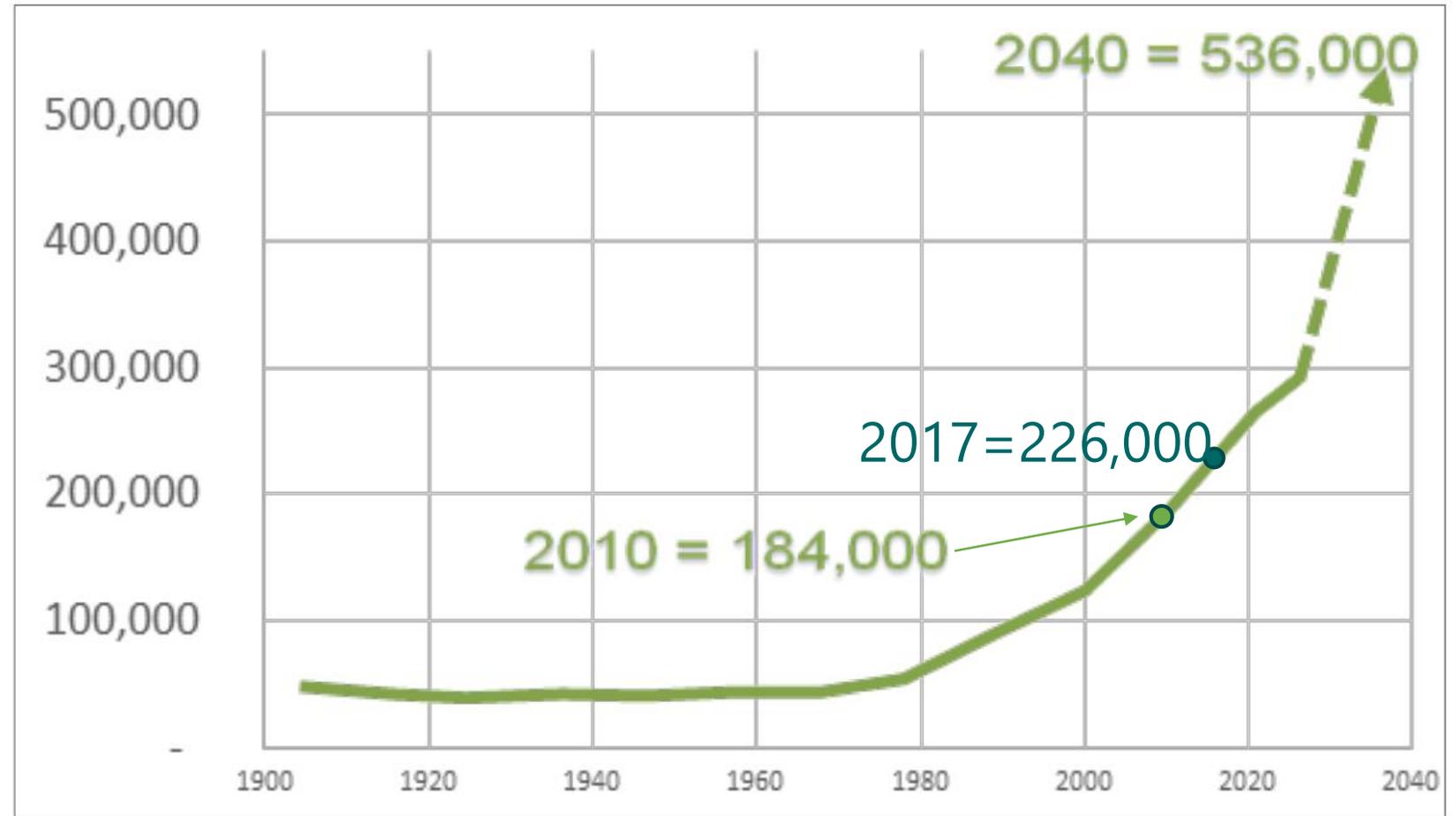
2017
Williamson
County-wide
Population

310,000

Additional
people by
2040

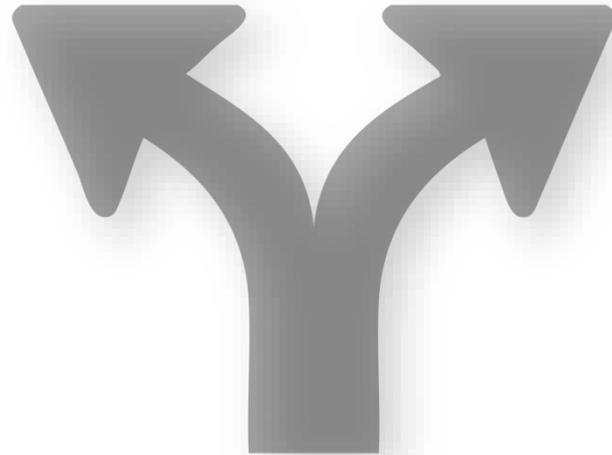
536,000

Williamson
County
Forecast 2040



The Policy Fork in the Road

Does the county still want to preserve rural character in outlying areas by focusing the majority of growth in and around the municipalities?



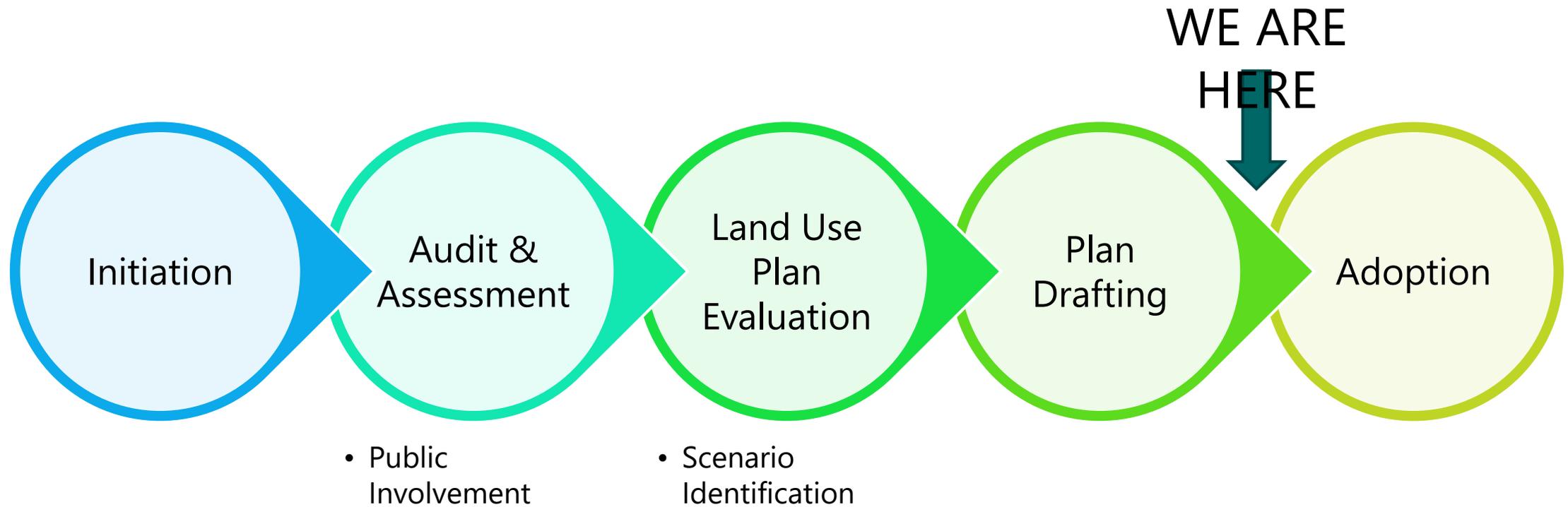
Does the county want to conclude that the continuation of suburban development sprawling into rural areas is acceptable and that the previous policies are no longer appropriate?

WILLIAMSON2040

Preserve ↔ Enhance ↔ Envision

Choices for the Future

Process



Current Plan Assessment:

Many successes but falling short on overall growth management

Items to Re-Evaluate in Update

Growth Management

Rural Preservation

Urban Growth Boundaries

Related Issues

Road Planning and Funding

Open Space Planning

Conservation Subdivisions

Common Thread

Density

Public Participation & Input

- ▶ What we heard from the public:
 - ▶ Strong desire for rural character preservation
 - ▶ Strong desire to focus growth strategically
 - ▶ Concern about traffic impacts of growth in rural areas
 - ▶ Concern about loss of open space
 - ▶ Emphasis on quality and character of development as well as preservation

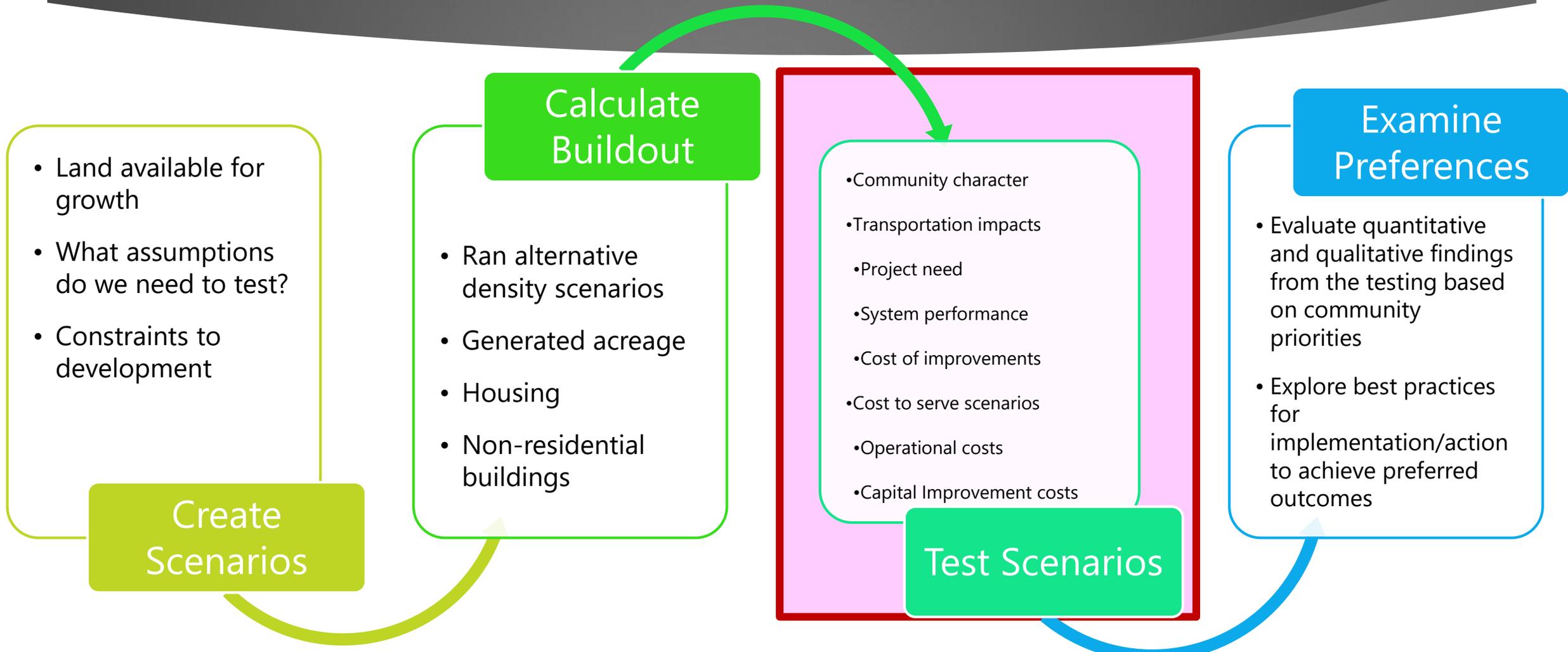


Growth Scenarios

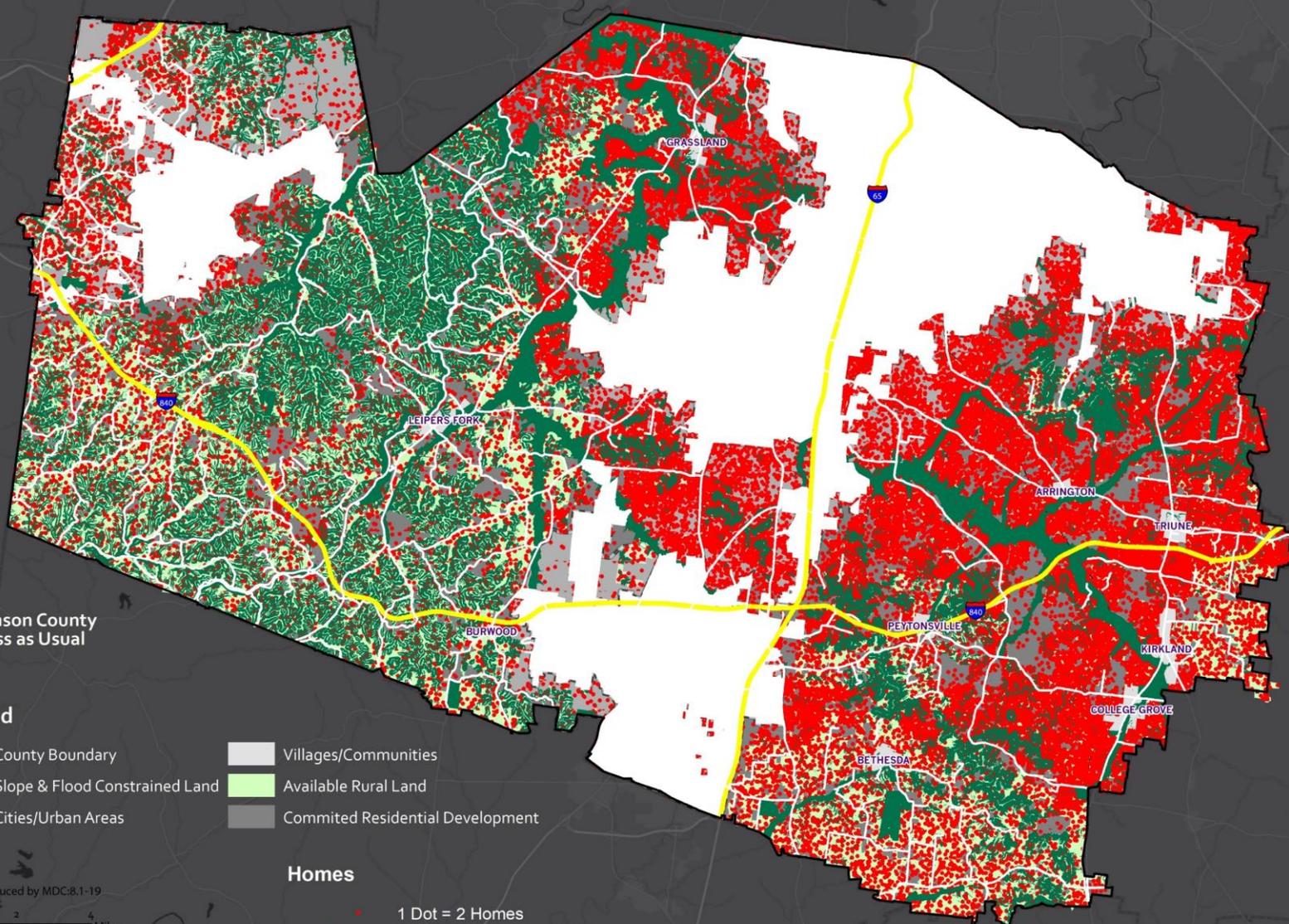
- ▶ Two Growth Scenarios
 - ▶ Business as usual
 - ▶ Town & Country

- ▶ Evaluation Criteria
 - ▶ Community character
 - ▶ Traffic/road improvement needs
 - ▶ Overall fiscal impacts

Scenario Planning Process



Business as Usual Scenario 1



~82,700
outside
UGBs

2.08 AC
average size of
new residential lots
outside UGB



~\$5 Billion
Cumulative 20-Year
Cost of Growth
Outside UGBs



6
Trips/Acre

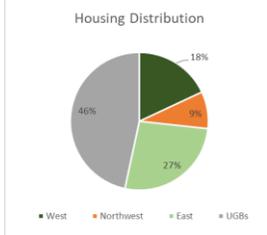


~\$330 Million
Transportation
improvements

Town & Country

Scenario 2

(UGB @ City Densities, Remainder of County with 5 acre lots)



~48,400
outside
UGBs

4.61 AC
average size of
new residential
lots outside
UGB

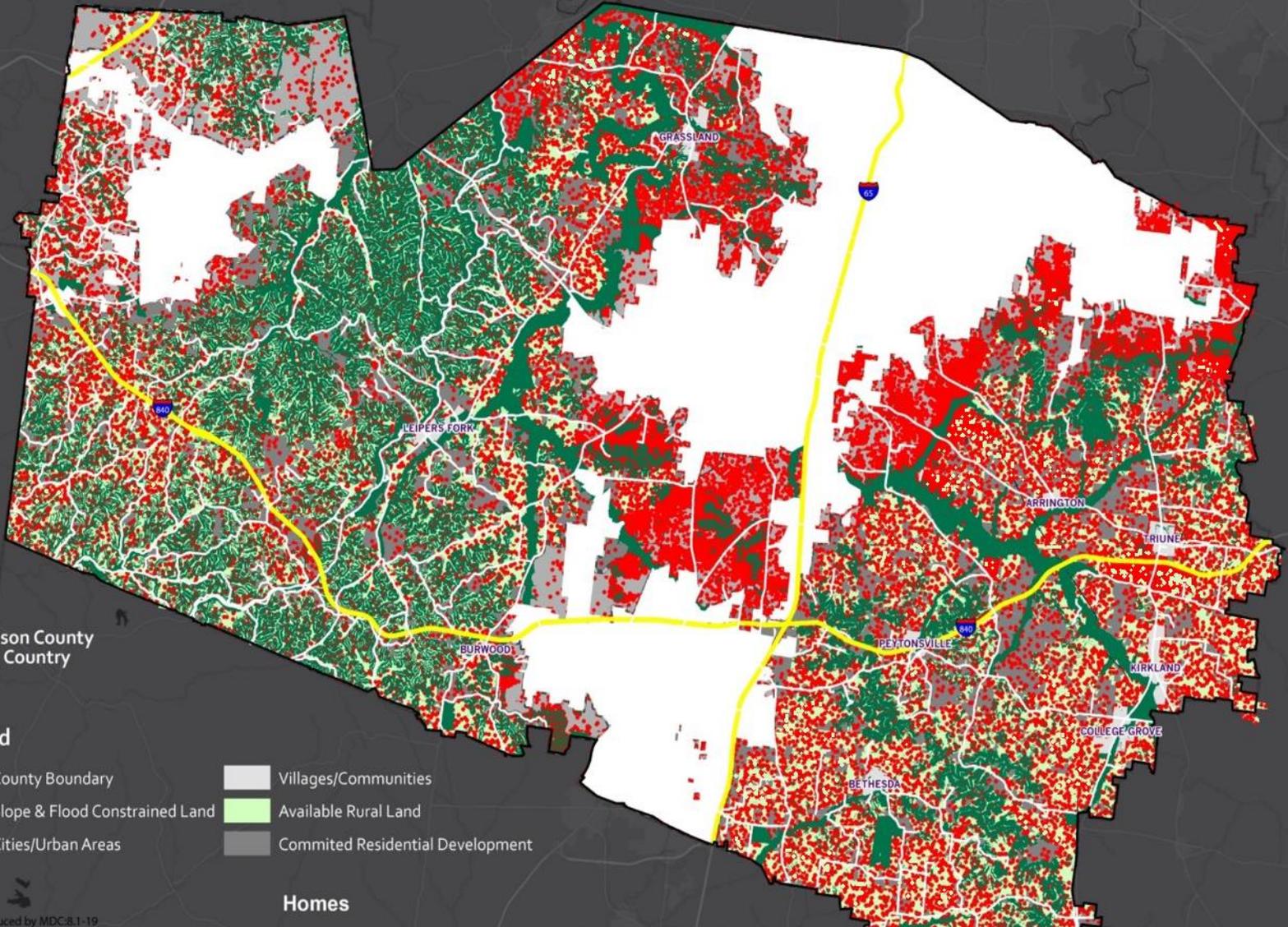


~\$1.5 Billion
Cumulative 20-Year
Cost of Growth
Outside UGB



3.8
Trips/Acre

~\$220 Million
Transportation
improvements



Williamson County
Town & Country

- Legend**
- County Boundary
 - Slope & Flood Constrained Land
 - Cities/Urban Areas
 - Available Rural Land
 - Villages/Communities
 - Committed Residential Development

Homes

Scenario Comparison

Business As Usual



~82,700
outside
UGBs



2.08 AC
average size of new
residential lots outside
UGB



~\$5 Billion
Cumulative 20-Year Cost
of Growth Outside UGB



6
Trips/Acre



~\$330 Million
Transportation
improvements

Town & Country



~48,400
outside
UGBs



4.61 AC
average size of
new residential
lots outside UGB



~\$1.5 Billion
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3.8
Trips/Acre



~\$220 Million
Transportation
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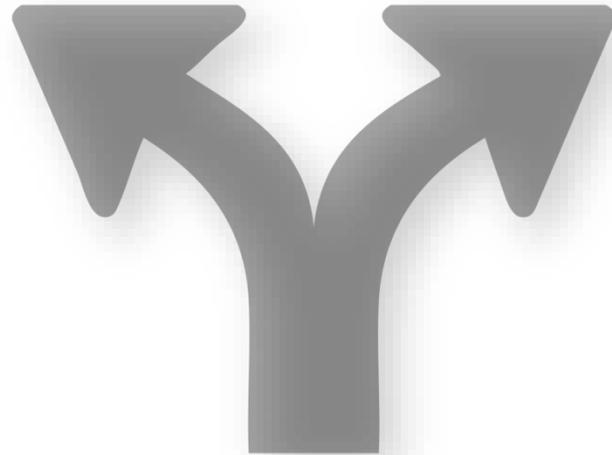
Response to Scenarios

- ▶ Citizens (from public meeting and online):
 - ▶ Overwhelming support (92%) for Town & Country Scenario
- ▶ Advisory Committee:
 - ▶ Unanimously decided to pursue Town & Country Scenario
- ▶ County Commission/Planning Commission
 - ▶ General consensus at joint meeting on Oct. 30 to pursue Town & Country Scenario

The Policy Fork in the Road

Does the county still want to preserve rural character in outlying areas by focusing the majority of growth in and around the municipalities?

YES



~~Does the county want to conclude that the continuation of suburban development sprawling into rural areas in the east is acceptable and that the previous policies are no longer appropriate?~~

NO

Key Recommendations of Draft Plan



- ▶ Growth Management Framework
 - ▶ Rural density – reduce to 1:5 except in designated village and hamlet areas
 - ▶ Regional growth management with municipalities
- ▶ Additional Rural Protections
 - ▶ Open space plan
 - ▶ Agricultural protection program
 - ▶ Historic corridor protection
- ▶ Transportation Infrastructure
 - ▶ Update Major Thoroughfare Plan
 - ▶ Develop funding mechanism(s)
 - ▶ CIP
- ▶ Quality Growth and Development

Next Steps



Regional Growth Management Possibilities

- ▶ Convene a regional growth management symposium
- ▶ Adjust/update boundaries of the Urban Growth Boundaries (UGB's) as needed
- ▶ Prepare UGB plans that address land use, sewer, transportation, and other public facility planning topics in each MGA
- ▶ Implement a phased growth strategy that identifies how those growth areas will be staged over time
- ▶ Create guidelines for annexation policies
- ▶ Create guidelines for cross-jurisdictional comment opportunities on development projects
- ▶ Identify public facility financing tools to fairly allocate the costs between the public and private sector, and between the cities and county
- ▶ Enter into intergovernmental agreements and/or memoranda of understanding between the cities and county
- ▶ Identify and lobby for any needed state law changes if needed