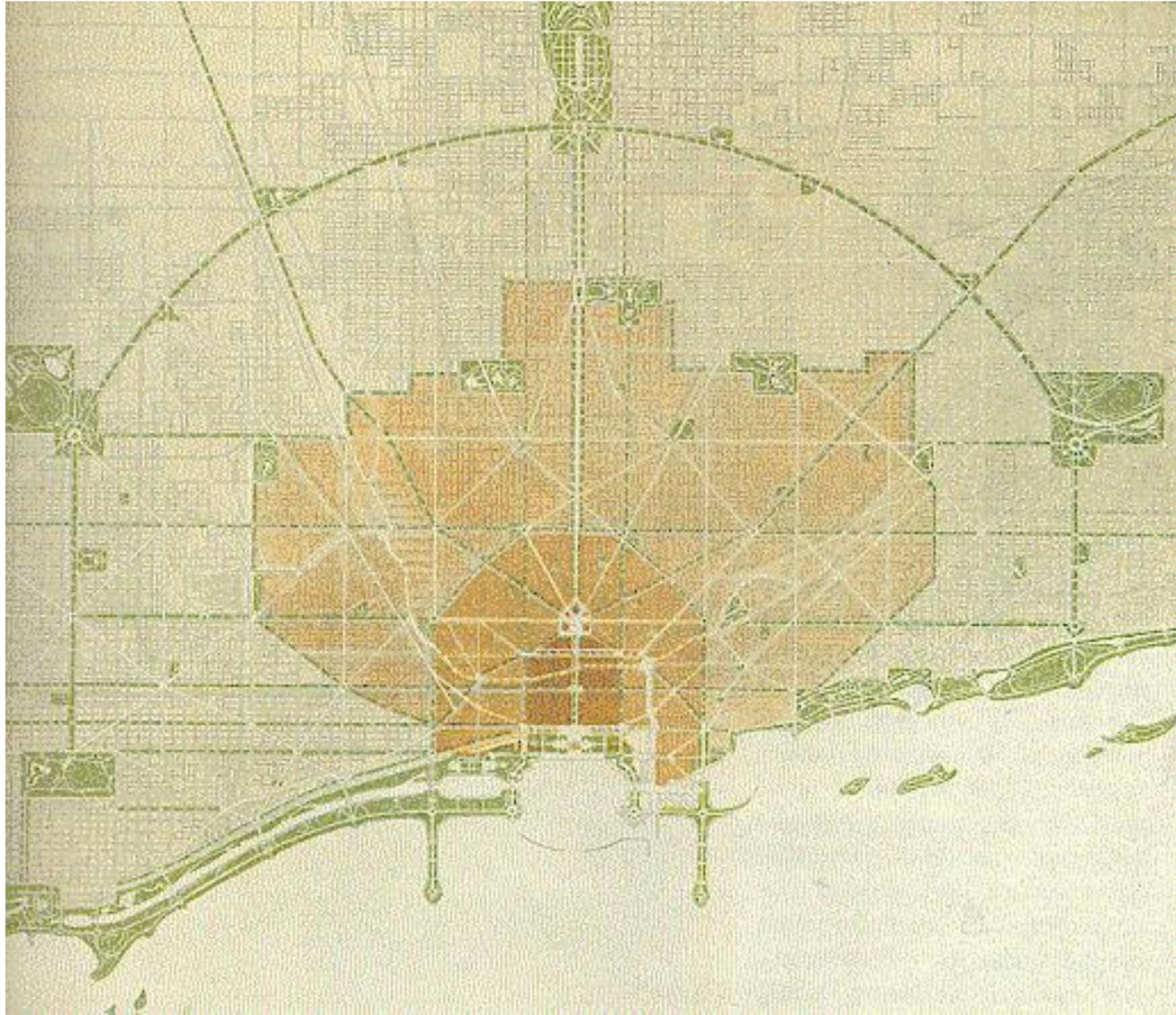


# Comprehensive Plans

# L'Enfant's Plan for DC



# Burnham's Plan for Chicago

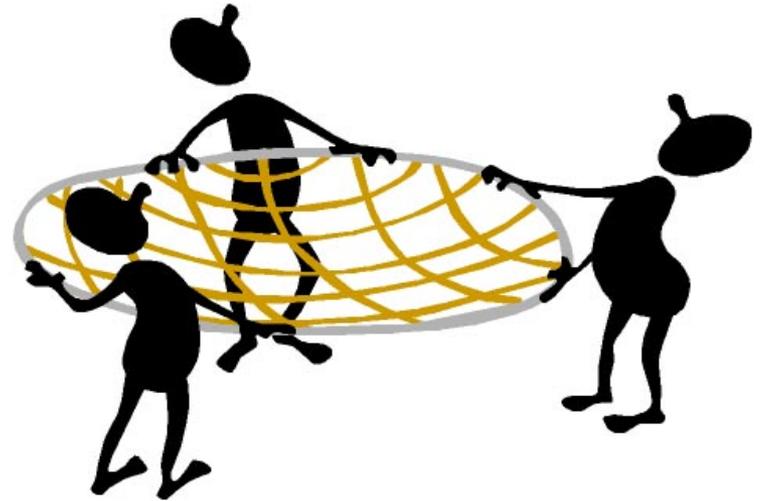




# Comprehensive Planning Today



# Planning – Police Power



# Legal Authority in Texas

- “A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries” § 213.005
- But - § 211.004 – Zoning must be consistent with Comp Plan

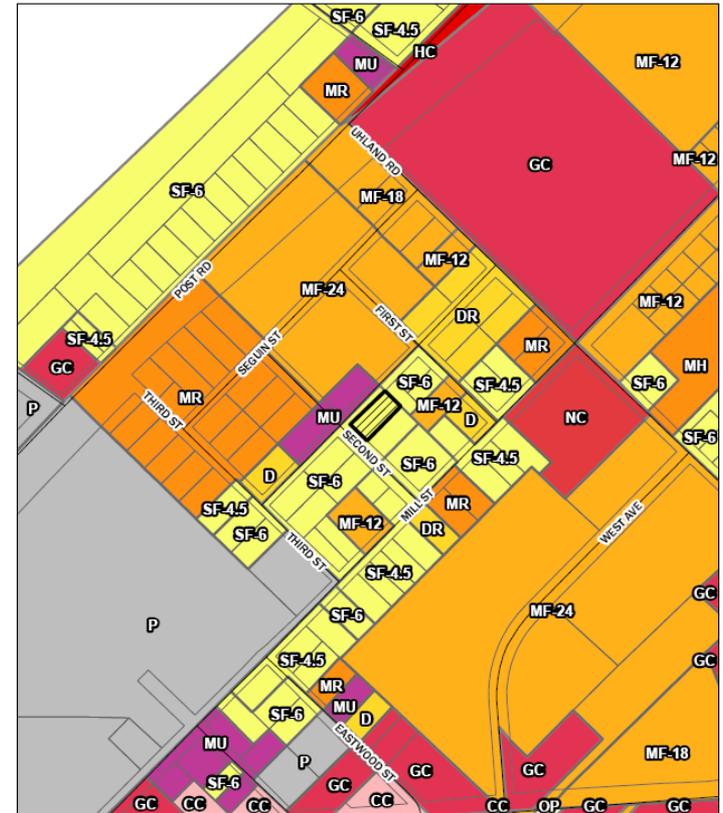
# What the Comp Plan Does

- States Community's Values
- Guides Capital Improvements
- Aides in land use decisions (zoning cases)
- Guides development regulations



# What the Comp Plan Doesn't Do

- Directly regulate land use
- Solve all of our problems
- Mark the end for Citizen participation

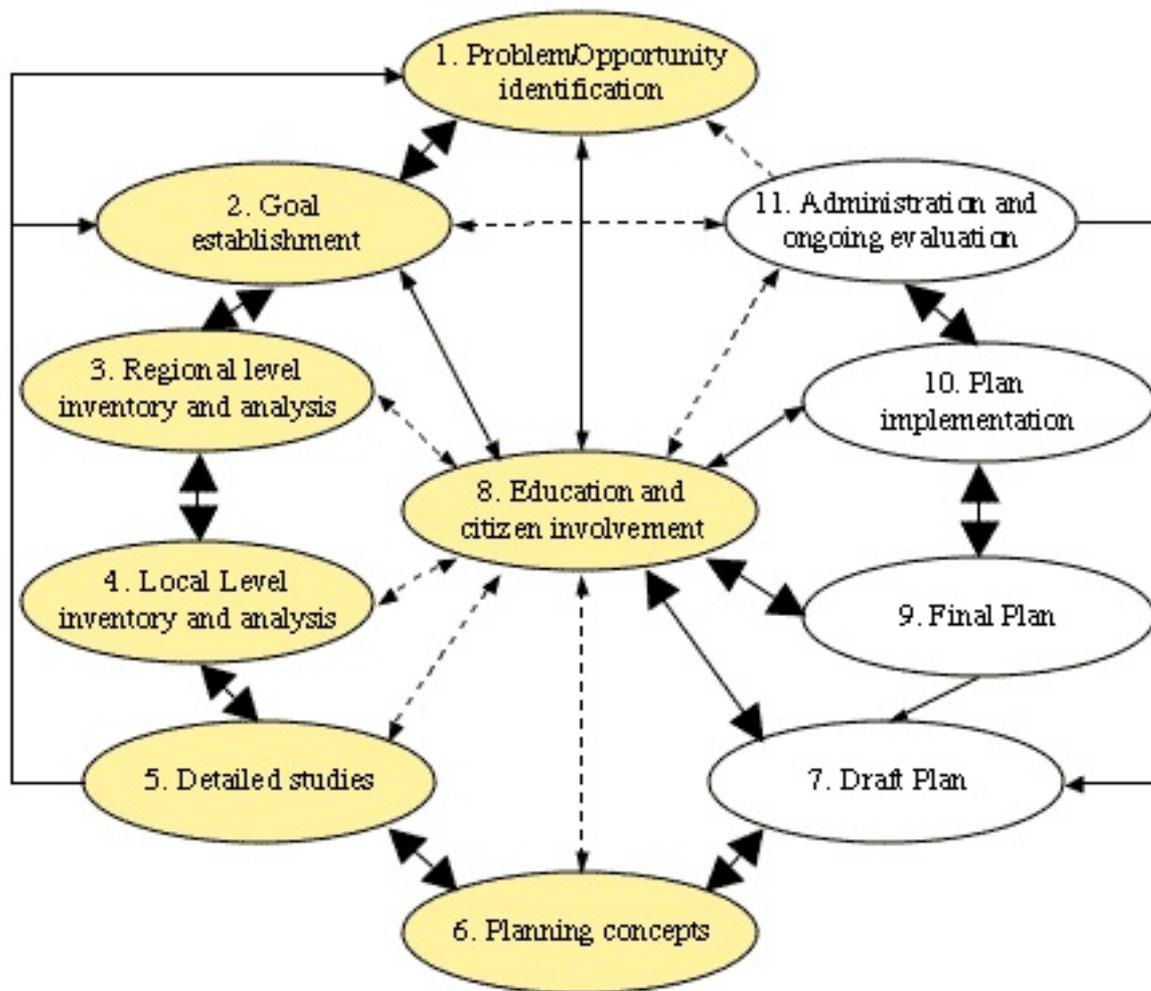


LUA-11-27  
ZC-11-41  
301 Second Street  
Map Date: 12/12/11

- Notification Buffer (200 feet)
- Site Location
- Historic District

This map was created by Development Services for reference purposes only. No warranty is made concerning the map's accuracy or completeness. N

0 185 370 740  
Feet

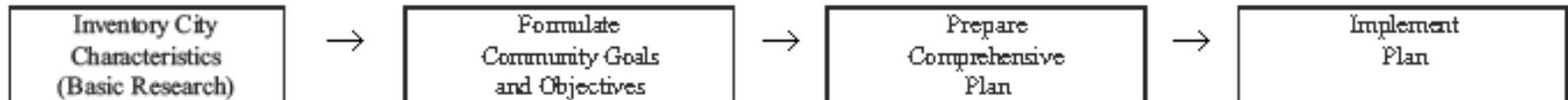


# From: *Comprehensive Planning for Small Texas Cities*

Figure 1

## COMPREHENSIVE PLANNING PROCESS

### Steps:



### Elements:

- Adequate Base Map
- Economy
- Population
- Physical Environment
- Existing Land Uses
- Traffic Circulation
- Housing
- Public Community Facilities

#### Goals (General)

##### Example:

- Attract Jobs-Producing Industry

#### Objectives (Specific)

##### Examples:

- Improve Water Supply
- Establish an Industrial Commission
- Widen Main Street

#### Goals and Objectives Statement

- Results of Community Inventory

#### Land Use Plan

- Transportation Plan
- Community Facilities Plan
- Implementation Strategy
- Special Plans (Optional)

#### Zoning Rules

- Subdivision Regulations
- Capital Improvements
- Annexation

