

**I M P L E M E N T A T I O N
P L A N**

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INTRODUCTION

With the publication and adoption of this Comprehensive Plan document, the City of Bee Cave has taken an important step in shaping the future of the community. The Plan will provide an important tool for City staff and civic leaders to use in making sound planning decisions regarding the long-term growth and development of the community. The various elements of the Plan are based upon realistic growth objectives and goals for City of Bee Cave which resulted from an intense comprehensive planning process involving citizens, City staff, elected and appointed officials, business interests and the development community.

The future quality of life within City of Bee Cave and the environment of the community will be substantially influenced by the manner in which plan recommendations are administered and maintained.

The plan should never be considered a finished product, but rather a broad guide for community growth and development that is always evolving and changing in scope.

Changes in the City's socioeconomic climate and in development trends will, from time to time, occur which were not anticipated during preparation of the Plan, and therefore, subsequent adjustments will be required. Elements of the community that were treated in terms of a general relationship to the overall area may, in the future, require more specific and detailed attention. Planning for the community's future should be a continuing process, and the Comprehensive Plan is designed to be a dynamic tool that can be modified and periodically updated to keep it in tune with changing conditions and trends.

The full benefits of the Plan for the City of Bee Cave can only be realized by maintaining it as a vital, up-to-date document. As changes occur and new facets of the community become apparent, the Plan should be revised rather than ignored. By such action, the Plan will remain current and effective in meeting the community's decision-making needs regarding growth and development.

THE PLAN AS A GUIDE FOR DAILY DECISION- MAKING

The current physical layout of the City is a product of previous efforts put forth by many diverse individuals and groups. In the future, each subdivision that is platted, each home that is built, each new school, church or shopping center represents an addition to the City's physical form. The composite of all such efforts and facilities creates the community as it is seen and experienced by its citizens and visitors. If planning is to be effective, it must guide each individual decision, whether it is that of a private homeowner or of the entire community. The City, in its daily decisions pertaining to whether to surface a street, to approve a subdivision, to amend a zoning ordinance, to enforce the building or other codes or to construct a new utility line, should always refer to the basic proposals outlined within the Comprehensive Plan. The private builder or investor, likewise, should recognize the broad concepts and policies of the Plan so that their efforts become part of a meaningful whole in planning the community. Those investments are, over the years, reinforced and enhanced by the City's form, development pattern and economic vitality.

COMPREHENSIVE PLAN AMENDMENTS AND PERIODIC REVIEW

The Comprehensive Plan for the City of Bee Cave is intended to be a dynamic planning document – one that responds to changing needs and conditions. Plan amendments should not be made without thorough analysis of immediate needs, as well as consideration for long-term effects of amendments to the Plan. The City Council and other City officials should consider each proposed amendment carefully to determine whether or not it is consistent with the Plan's goals and policies, and whether it will be beneficial for the long-term health and vitality of the City of Bee Cave.

At approximately one-year intervals, a periodic review of the comprehensive plan with respect to current conditions and trends should be performed. Such ongoing, scheduled reevaluations will provide a basis for adjusting capital expenditures and priorities, and will reveal changes and additions which should be made to the Plan in order to keep it current and applicable long-term. It would be appropriate to devote one annual meeting to reviewing the status and continued applicability of the plan in light of current conditions, and to prepare a report on these findings to the City Council. City Staff should submit its comments and findings to the

Council at least 60 days prior to the scheduled annual review of the Comprehensive Plan. Those items that appear to need specific attention should be examined in more detail, and changes and/or additions should be made accordingly. By such periodic reevaluations, the plan will remain functional, and will continue to give civic leaders effective guidance in decision-making. Periodic reviews of the plan should include consideration of the following:

- The City's progress in implementing the plan;
- Changes in conditions that form the basis of the plan;
- Community support for the plan's goals, objectives and policies; and,
- Changes in State laws.

In addition to periodic annual reviews, the Comprehensive Plan should undergo a complete, more thorough review and update every five years. The review and updating process should begin with the establishment of a citizen committee, thereby encouraging citizen input from the beginning of the process. Specific input should be sought from various groups, including property owners, neighborhood groups, civic leaders, developers, merchants, and other citizens and individuals who express an interest in the long-term growth and development of the City.

COMMUNITY INVOLVEMENT

An informed, involved citizenry is a vital element of a democratic society. The needs and desires of the public are important considerations in the City of Bee Cave's decision-making process. Citizen participation takes many forms, from educational forums to serving on City boards. A broad range of perspectives and ideas at public hearings helps City leaders and the City Council to make more informed decisions for the betterment of the community as a whole. The City of Bee Cave should continue to encourage as many forms of community involvement as possible as the City implements its Comprehensive Plan.

IMPLEMENTATION STRATEGIES

There are two primary methods of implementing the Comprehensive Plan – proactive and reactive methods. Both must be used in an effective manner in order to successfully achieve the recommendations contained within the Plan.

Proactive methods include:

- Developing a capital improvements program (CIP), by which the City expends funds to finance certain public improvements (e.g., utility lines, roadways, etc.), meeting objectives that are cited within the Plan;
- Revising/enforcing Zoning Ordinances;
- Revising/enforcing Subdivision Ordinances; and,
- Coordinating with/lobbying CAMPO and TxDOT to influence roadway planning, funding, and construction.

Reactive methods include:

- Rezoning because of a development proposal that would enhance the community;
- Site plan review;
- Subdivision review.

Several specific implementation strategies for City of Bee Cave's Comprehensive Plan are described within the following sections.

CAPITAL IMPROVEMENTS PROGRAMMING

The Comprehensive Plan makes recommendations on the various public improvements that will be needed to accommodate growth and development envisioned for the City over the next 20 years or more. Many of the changes involve improvements that will be financed by future improvement programs. It will be a desirable practice to invest regularly in the physical maintenance and enhancement of the City of Bee Cave rather than to undertake large improvement-type programs at longer time intervals. A modest amount of money expended annually and on a regular basis in accordance with Plan recommendations will produce a far greater return to the community than will large expenditures at long intervals.

It is also recommended that the City implement a Capital Improvements Program (CIP) showing a recommended, generalized plan for capital facilities within City of Bee Cave. The CIP should also identify priorities and the approximate cost of improvements over a specific period of time. After voters approve funding for capital improvements, projects should be constructed within three years. Priority projects should be determined annually, and should be

generally scheduled for review on a two- or three-year basis to ensure that their level of priority has not changed.

At least one annual meeting of the City Council should be devoted to reviewing the status of the CIP. A joint review meeting of the City Council, the City Administrator and City staff would be desirable. A report and review meeting with a "citizens' planning committee" would also be desirable. It should be recognized that the City staff's role in the capital improvement programming process is advisory, and that the financing and priority decisions are the City Council's responsibility. In their advisory role, staff should seek to achieve programs which are geographically balanced (equitable) and which include all important aspects of the community's development from parks to transportation and utilities. Capital improvements programming should be viewed as a continuation of the ongoing comprehensive planning process.

ANNEXATION AND EXTRATERRITORIAL JURISDICTION

Annexation is the process by which communities extend municipal services, regulations, voting privileges and taxing authority to new territory with the purpose of protecting the public's health, safety and general welfare. Chapter 43 of the Texas Local Government Code prescribes the process by which communities can annex land within Texas. Annexation is essential to the efficient and logical extension of urban services. Because the City of Bee Cave is a general law municipality, it cannot annex land on a non-consensual basis.

The majority of incorporated entities equal in size to the City of Bee Cave have a one-half-mile ETJ. However, the advocates for incorporation of the City of Bee Cave secured a one-mile ETJ from the state legislature for the City during the process of incorporation in 1987. The ETJ area is shown on the Future Land Use Plan, **Plate 8-1**. In addition, the City ETJ has a large amount of preserve land – entities (i.e., the City of Austin and the Nature Conservancy) have purchased this land for the purposes of maintaining it in a perpetual natural state. As a result, much of the area surrounding the City of Bee Cave within its ETJ will remain permanent open space in the future. However, Bee Cave has several thousand acres that can be developed in the ETJ.

It is in the best interest of the City of Bee Cave, to require areas within the ETJ to be annexed prior to development rather than after development has occurred. Annexation procedures for general law municipalities are outlined in Chapter 43 of the Texas Local Government Code. Prior to development, the City of Bee Cave will be able to affect development in a more meaningful way, especially in terms of ensuring that the City's development standards are met. However, the Texas State statute has established service and other requirements to keep general law municipalities from misusing their annexation power. Until Bee Cave becomes a

home-rule city (meaning until it is over 5,000 in population), the City will not be able to annex ETJ areas on a non-consensual basis. State law requires that property owners must consent before general law cities can annex their property. Annexation is important to the long-term well being of communities; therefore, such action should be carried out in accordance with established policies.

The City of Bee Cave must develop a policy with the support of the Lower Colorado River Authority (LCRA) stating that water and wastewater connections will not be provided to areas in the ETJ unless the property owner requests annexation. Many general law communities in Texas have similar policies, and the City of Bee Cave must incorporate this element into its ordinances in order to ensure the provision of adequate public facilities in the ETJ.

ADMINISTRATIVE PROCESSES

The usual processes for reviewing and processing zoning amendments, development plans, and subdivision plans provide significant opportunities for implementing this *Comprehensive Plan 2009*. Each zoning, development, and subdivision decision should be evaluated and weighed against applicable proposals contained within the Plan. The Plan allows the City to review proposals and requests in light of an officially prepared document adopted through a sound, thorough planning process. If decisions are made that are inconsistent with Plan recommendations, then they should include actions to modify or amend the Plan accordingly to ensure consistency and fairness in future decision-making.

The act of subdividing land to create building sites is one of the most important and significant activities, and therefore will likely have the greatest effect on the overall design and image of the City. Much of the basic physical form of the City is currently created by the layout of streets, easements, alleys, and lots. In the future, the basic physical form will be further affected by elements such as new developments, the creation of the proposed Town Center and the implementation of the park and trail system. As mentioned previously, many of the growth and development proposals contained within the comprehensive plan can be achieved through the exercise of subdivision control and other "reactive" practices. Some elements of the Plan, such as major thoroughfare rights-of-way, drainage easements, and linear parkways, can be influenced, guided and actually achieved during the process of subdividing the land. Once the subdivision has been filed (recorded) and development has begun, the subdivision becomes a permanent, integral part of the community's urban fabric. It can, thereafter, be changed but only through expending great effort and expense.

RECOMMENDATIONS FOR IMPLEMENTATION

Implementation is probably one of the most important, yet most difficult, aspects of the comprehensive planning process. Without viable, realistic mechanisms for implementation, the recommendations contained within the Comprehensive Plan can never be realized. The following points specify ways to implement the various recommendations within the Plan:

Recommendations:

Develop a regular proactive program to coordinate with and lobby CAMPO and TxDOT to promote transportation and roadway planning, funding, and construction.

Adopt an ordinance to mandate periodic updating of this Comprehensive Plan 2009.

Implement a Capital Improvements Program (CIP) for the purposes of funding necessary projects and improvements within the City of Bee Cave. Such projects should be prioritized and reviewed on an annual basis.

Investigate the feasibility of enacting an impact fee (capital recovery fee) ordinance as prescribed by the Texas Local Government Code to assist in financing the Capital Improvements Program (CIP).

Amend the City Zoning Ordinance text to implement the guidelines, proposals, and standards recommended within the Comprehensive Plan.

Amend the City Subdivision Ordinance text to implement the guidelines, proposals, and standards recommended within the Comprehensive Plan.

Adopt recognized review procedures for implementing policies and other guidelines that are not incorporated within current codes and ordinances.

Offer short courses and other educational classes or seminars concerning planning and zoning procedures to the City Council and other interested City staff.

An annual report should be prepared by City Council or City staff recommending any changes or amendments to the Comprehensive Plan, and identifying items for implementation or further study.