**2030 Plan Annual Update: 2012**

The 2030 Comprehensive Plan was unanimously adopted by City Council on February 26, 2008. The new plan was a much-needed update from Georgetown’s 1988 comprehensive plan, the Century Plan. One of the primary tenets of the new plan was the establishment of an annual update that would detail the past and future implementation items related to the plan. Council passed a resolution on November 11, 2008, establishing the annual update procedures, with this report being one of the objectives of the process. The Annual Update report focuses on the status of remaining comprehensive plan elements, plan implementation efforts over the last year and new goals and actions to be worked on between now and 2013. The Plan anticipates a 5-year review that will occur at next year’s update, potentially leading to a more thorough review of elements and implementation, adoptions of new elements and vision statements, etc. Staff has not yet set goals or began to formulate a strategy for the 5-year revisions; that will begin in earnest following this update.

**Plan Element Update**

**Completed and Ongoing Elements**

Since the adoption of the 2030 Plan, four plan elements have been adopted by Council, with five more in various stages of development. The Parks Master Plan and Water and Electric Master Plans were completed in 2009, with Council adopting the Executive Summary for both Utility Plans. An update to the Overall Transportation Plan was funded in 2009 and is nearing completion. The Housing Plan was funded in 2008 and has been substantially completed, but City Council has not yet adopted the plan. Last year, staff was given direction to do an in-depth study of the plan’s implementation steps prior to further consideration of the plan itself. The Housing Board has been working diligently in order to present a revised plan, updated to the 2010 Census, for Council’s consideration in June. Finally, the Citizen Participation Plan was developed by staff with the help of a citizen advisory committee and was approved in 2010. 2011 saw no new elements adopted; however, several are in various stages of development and are scheduled for completion this fiscal year. The remaining comprehensive plan elements are further described below.

**Remaining Elements**

The remaining 2030 Plan Elements List, which was accepted by Council as a guide to the status of ongoing and future Charter elements for the budget priority process, is attached at the end of this report. Details regarding anticipated timelines, priorities and upcoming actions for all of the elements are included on the list for the Council’s consideration in the budget priority process.

The costs to separate out each element and hire individual or separate consultants are prohibitive for their completion in the short term. As a result, staff is continuing to explore the possibilities of doing any or all of the remaining elements in-house or with limited support over the next couple of years. Several of the elements already have tasks completed on important components of a final plan, which we feel could be adopted with some minor additions and updates. For example, staff is currently developing in-house elements for Historic Preservation, Public Facilities, and a Public Safety strategic plan element. In addition, updates to the Downtown Design Guidelines are nearing completion.

Staff expects to have completed the Public Facilities Plan, Overall Transportation Plan Update, the Public Safety Plan and a Historic Preservation Plan by the end of the year. Housing Plan adoption is entirely dependent on City Council’s continued consideration of that element.

**Actions Affecting the 2030 Plan in 2011**

Actions were taken in the last calendar year affecting the short and long-term planning efforts of the 2030 Plan. These include newly annexed lands, rezonings, land use changes, utility service boundary changes, and the continued 2010 Census data releases.

**Annexation**

2011 saw the City annexing the most territory since 2008, with both voluntary and involuntary annexations taking place. Between February of 2011 and the end of January 2012, a total of 13 annexation ordinances were approved, with five of those being voluntarily submitted and eight being City-initiated.

Last year, staff signaled in the Annual Update report that an updated Annexation Priority Map would be coming soon for consideration at Council amidst a potential study of unilateral (involuntary) annexation. This priority map, which outlined 10+ years of annexation priorities, was the basis for the proposed annexation program which commenced last summer and was completed in December. The annexation program focused on economic development corridors, such as Westinghouse Road and Shell Road, and infill areas (aka “donut holes”). A total of 444.61 acres were approved through that program for inclusion into the city limits, with an additional 89 acres approved for agricultural exemption agreements, which delays annexation for properties that have Ag exemptions.

In addition to the properties annexed by City Council through the City-initiated process, five parcels were annexed voluntarily by property owners, totaling 268.61 acres. These five properties were brought in due to anticipated development or requirements of an agreement under which the property was regulated. For 2011, a total of 702.59 acres were annexed into the City, bringing the total to 33,139 acres, or 51.78 square miles.

One final action which greatly affects the future annexation of the southwestern quadrant of Georgetown was the approval of the Amended and Restated Development Agreement for the Water Oak project on Leander Road and SH 29. This project, approved in 2007, was intended to be in the city limits; however, the new amendment removed that requirement and the project will move forward outside of the city limits and makes provisions for the disannexation of the 268.3 acres that were annexed in 2007. That action is anticipated this summer.

**Comprehensive Plan and Zoning Amendments**

When the Century Plan was the City’s comprehensive planning document, it was common practice to change the Future Land Use Plan and Intensity Plan in order to develop or plan to develop a piece of property. The new plan is more conceptual in nature, guiding staff, developers, P&Z, and City Council in decision-making for zoning and development intensity without having to always make changes by ordinance to the various maps. In 2011, staff supported a handful of zoning cases that would have previously required an additional application and approval through the former comprehensive plan process. The adaptation of this land use strategy for the long-term planning efforts of the Utility Master Plans (see below) has led to greater efficiency and certainty in those plans while still allowing flexibility for new or different developments as the need occurs.

There were 15 separate rezonings approved by City Council in 2011, the most in three years, yet only two comprehensive plan amendments (both future land use amendments) went in conjunction with those rezonings. This gives a pretty good indication of the flexibility that the 2030 Future Land Use Plan has provided applicants, and also how it has empowered staff to make planning decisions based on more than just the colors on the map. The 2030 Plan is a guide based on the long-term goals and aspirations of the community and has been successful in this regard.

The two plan amendments were both in the southern part of town (see next section) along Westinghouse Road. The result of each amendment was essentially the same – to create an employment-based mix of uses – although one significantly shrank a high density residential node and the other shrank an employment center node. The statistical percentage change of each category was negligible as a result of these amendments. Note: Another land use amendment was approved as this report was being written, adding additional high density residential to the Future Land Use Plan, with a companion rezoning.

**Southeast Development Zone**

Last year, staff discussed the Southeast Development Zone project and the possibility of a renewed focus on the southern part of our ETJ by advancing some utilities that have been lacking in the area. The aforementioned annexation plan was established as the first step; discussions were initiated with Round Rock to potentially help assist the utility situation, if only temporarily; potential land use, growth tier, and proactive rezoning plans were drawn up by staff as possibilities for the area; and the Finance Department weighed in on how to create a Tax-Increment Reinvestment Zone for the area that might help fund some capital improvements. During the annexation process, much of the ability and support for the big project began to fade as it became clear that much of the land would be forced to remain outside of the city limits, which would restrict our ability to create a TIRZ, and the improvements needed to support the project would be cost-prohibitive for the City. However, staff has internally made concerted efforts to drive smaller capital improvements to the area, continues to work with Round Rock on solutions, and we are supporting an upcoming move for the recently-annexed areas into the first growth tier. It is likely that, with these actions, there will be City support for the area, even if the more comprehensive effort does not come about as quickly as desired.

**Census 2010**

In February of 2011, the initial United States Census information was released to Georgetown. The initial data release focused on Census Places, meaning the total population and basic information needed to proceed with the Redistricting process, completed and accepted in the fall of 2011. Additional Census data regarding demographics, economic, and social statistics will be provided to us within the year. For planning purposes, the Census data is a valuable resource to help determine trends and projections for the next 10 to 20 years. Staff is currently studying the detailed block information and is compiling information for a more detailed statistical report following the release of the demographic data.

**Plan Amendments for the 2012 Annual Update**

As set forth in the November 2008 resolution, any amendments proposed by the public, staff, the Planning and Zoning Commission, or City Council will be considered at the Annual Update as a package, with only majority approval required. For the 2012 Update, no proposed amendments were received during the 2012 open application period. However, a proposed amendment to the Future Land Use Plan was submitted during the 2011 Annual Update cycle in conjunction with a proposed Planned Unit Development (PUD) zoning case. Staff and the applicant spent a full year working out key components of the PUD and it is ready for Council consideration. Public hearings on both the PUD and the Comprehensive Plan Amendment (CPA) were held at the March P&Z meeting and both will move forward to Council as part of the Annual Update process in May. No further action is required of the Commission and Council will consider the CPA under the rules of the Annual Update, which require a majority vote.

Staff does have a few recommendations for the Future Land Use Plan that are being submitted as an amendment (see separate action item). Each of the changes relates to Institutional use, both to acknowledge recent actions by public entities and also to remove the potential burden of a private property owner whose property may have an unwanted designation of Institutional. (For the 2030 Plan, institutional is synonymous with “civic.”) In 2013, a larger study of changes, trends, and amendments to the Future Land Use Map will likely occur, but this year’s changes are minor and fairly straightforward.

In addition to the Future Land Use Amendments, staff is bringing forward proposed changes to the Growth Tier Map, which are typically considered only every few years in conjunction with the updates to the Water and Wastewater Master Plans. Staff has been working diligently with the Utility Department and their consultants to ensure that any recommended changes to this plan are proactive, sensible, and affordable. Staff has studied changes in capital projects due to annexations and other agreements outside of the normal planning and development process and also how future shifts might affect the overall system. Looking at primarily water and wastewater planning, the Growth Tier policy tool is being tweaked for Tier 1 to include a couple of areas that have the potential to be economic development areas in the short-term. The first tier growth area still has significant improvements necessary for new growth and for redevelopment. Staff will continue to eye other areas for additional investment as this plan progresses and study potential extensions and improvements to other growth areas as projects and potential cost-sharing are proposed. See comprehensive plan amendment to amend Growth Tier Map.

At this time, P&Z and the City Council have the opportunity to suggest additional changes to staff on potential amendments, ask for further studies, or stress the importance of certain implementation steps for the coming year.

**Goals, Policies, and Actions Implementation Summary**

The first goal of the Land Use Plan Element is to “Promote sound, sustainable, and compact development patterns with balanced land uses, a variety of housing choices…” Many of the policies and actions throughout the plan relate to establishing guidelines to encourage a balanced mix of housing, commercial, and employment uses. City Council has accomplished many of these intentions with the adoption of the Mixed-Use Zoning District. The immediate (0-2 year) priority actions that were addressed by staff since 2010 are listed below. Many of these items have been recommended by the UDC Task Force as part of the UDC Annual Review process; the majority of these items have been adopted or soon will be considered by City Council.

Items considered and principally completed since 2010

1.A. Encourage a balanced mix of residential, commercial, and employment uses at varying densities and intensities, to reflect a gradual transition from urban to suburban to rural development.

1.C. Establish standards appropriate for new residential development pertaining to lot sizes, open space, buffers, road connectivity, etc.

1.D. Establish improved standards for commercial development.

1.E.1. Establish standards for and actively promote new forms of compact development to include Transit-Oriented Development, as well as traditional neighborhood development (TND), mixed-use, and pedestrian-scale development.

1.E.3. Promote mixed-use, pedestrian-friendly land use patterns, including community activity centers, neighborhood activity centers, conservation subdivisions, and walkable neighborhoods.

2.A.2. Overlay districts (where specific requirements could be modified to allow established character to be maintained; e.g., buildings pulled up to the street, credit for on-street/shared parking, etc.)

2.A.3. Adjust the City’s schedule of development fees (e.g., development review fees and costs to upgrade infrastructure) to lessen financial burdens on investments in designated areas and more accurately reflect the different costs of providing services in developed areas (where infrastructure is available), suburban areas, and fringe areas (where costly infrastructure extensions are necessary).

2.B.2: Through the City’s Capital Improvement Program, prioritize short and long-range capital investments in designated urban areas, including but not limited to utility replacements, capacity improvements, area-wide stormwater systems, street improvements, etc.

4.B. Revise the UDC to ensure development that is compatible in character with the surrounding context.

4C: Develop and apply neighborhood conservation strategies such as code enforcement and house rehabilitation programs.

4.D. Revise the UDC to ensure proper transitions and buffering between established neighborhoods and adjacent commercial and manufacturing areas.

**Goals, Policies and Actions for 2012-2013**

For 2012, staff will explore other implementation items of the Future Land Use Element, including completing work with the UDC Task Force on the significant updates to the UDC. The UDC is and will be crucial to execution of the policies and actions of the 2030 Plan and staff will continue to recommend updates to the development code as warranted in the future.

Items being considered by staff for 2012 or as part of 2013’s 5-year Review

1.A.2. Reserve and rezone land ideally suited for long-term commercial and employment uses and prevent its use for residential subdivisions.

2B.1: Conduct community wide public facility assessments to identify and prioritize corrections to deficiencies in infrastructure, including local streets and sidewalks, and other public facilities, including parks and recreation facilities. (Coordinate this action with preparation of other Plan elements, including Infrastructure, Transportation, and Open Space and Recreation).

2B.3: Identify revitalization corridors for capital improvements (e.g., streetscape/landscaping, utility upgrades, etc.)

3A.3: Establish a proactive plan to provide infrastructure in advance of development.

There are several projects related to the 2030 Plan that will either continue or get underway in 2012. These include the next Water and Wastewater Master Plan Updates, adoption of new 2030 Plan elements, continued updates to the UDC, and other ongoing implementation items of the adopted 2030 Plan Elements. The 5-year Review will likely see some suggestions of new Goals, Policies and Actions as we continue to evolve as a community and try and adapt to quickly changing circumstances.