



WHY PLAN?

- A plan provides guidance for City decision making and establishes goals and strategies to achieve the community's vision.
- A plan provides a blueprint for how and where new growth or re-development should occur in the City and its extraterritorial jurisdiction (ETJ).
- A plan provides community driven solutions to tough questions. For example: Should the City approve a zoning request for a new apartment complex? If yes, where should it go? Should the City spend money to attract new businesses? Does the community support investment in a new downtown?
- A plan provides a rationale for assigning priorities. It can guide decisions about the physical development and programs that are important to the community.
- Planning helps to coordinate development projects with one another by making sure that adequate roads and utilities are in place before new commercial developments can be opened.
- Planning and educate, involve and inform the public as well as public officials. A soundly reasoned plan, especially one where there has been good public participation, can provide the support necessary to implement what might otherwise be controversial policies or projects.

Texas State Law

- Sec. 211.004 of the Texas Local Government Code requires cities that adopt zoning regulations to also adopt a comprehensive plan. Zone changes cannot be approved unless they are shown to be in compliance with the City's comprehensive plan.
- Sec. 213.002 of the Texas Local Government Code enables cities to adopt a comprehensive plan for the long-range development of a city.

Benbrook City Charter

- Sec. 8.02(a) of the Benbrook City Charter requires the Planning Commission to prepare and recommend for approval by the City Council, a long range comprehensive City plan for the orderly physical development of the City, and to review and make recommendations for revisions to the City plan as necessary, but such review shall be made no less frequently than once every five years.



COMPREHENSIVE PLAN UPDATE TIMELINE & SCOPE

Plan Update Timeline

- Jan. 3, 2019: City Council work session-plan update kickoff meeting
- Jan. 17, 2019: Select Steering Committee members
- Feb. 7, 2019: City Council formally appoints Steering Committee members
- March-Aug. 2019: Steering Committee meets once a month for six-months
- Aug. 6, 2019: Steering Committee completes work and provides final recommendations
- Sept. 19, 2019: City Council work session to discuss core recommendations of Steering Committee
- Oct. 9, 2019: Parks and Rec. Board work session
- Oct. 10, 2019: Planning and Zoning Commission work session
- **Nov. 12, 2019: Public Open House (thank you for participating!)**
- Dec. 12, 2019: Planning and Zoning Commission work session
- Jan. 9, 2020: Planning and Zoning Commission public hearing on Comprehensive Plan update
- Feb. 20, 2020: City Council public hearing on Comprehensive Plan update

Steering Committee Members

- Karen Henderson—Park Board
- Lizzy Sutton—Park Board
- Wes Myers—Zoning Board of Adjustment
- Leslie Singleton—Economic Development Board
- Jason Ward—Economic Development Board
- David Ramsey—Planning and Zoning Commission
- Alfredo Valverde—Planning and Zoning Commission

Plan Update Scope

- Remove out-of-date material
- Remove technical jargon and unnecessary information
- Make the plan more readable and user friendly
- Update overall Vision of the City
- Update Land Use and Transportation Plans
- Consider Establishment of a Downtown Plan