

Building a  
Better  
Future  
Together



Existing Plans Assessment  
Key Stakeholder Survey

# AGENDA

- Key stakeholder introductions (background/representation/expertise)
- Review and discuss key stakeholder survey results
- Present a summary of existing plans/studies/data collected
- Discuss Social Media/PR/Community Engagement Schedule
- Review the draft of community survey questions
- Discuss optional chapters

# RESILIENT COMMUNITIES TEAM



**Judy Langford**

President/Owner



**Jerri Conrado**

RCP Program Manager &  
Community Engagement



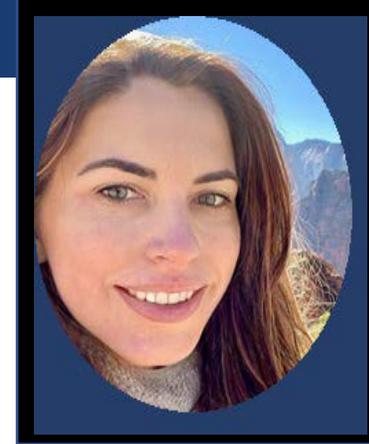
**Dennis Ku**

Senior Engineer



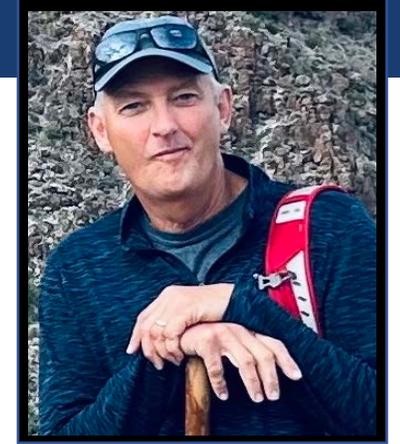
**Tim Jenkins**

Senior Planner



**Helen Willard**

GIS Specialist



**Kevin Coleman**

Community Relations

The LCMS Team offers broad & extensive experience & knowledge of grant programs & their program rules & requirements. We have assembled a highly qualified team of professionals with over 125 years of combined experience & knowledge in the administration & implementation of funded projects.

Our team members have proven track records of providing high-quality administrative services, effective project management, delivery, monitoring & oversight in compliance with applicable State & Federal rules & regulations.

# Overview



- Resilient Communities Program
- Hazard Mitigation & Community Resiliency
- FEMA Assessment Structure for Integration
- Local Plans Review



# Resilient Communities Program (RCP)



- Texas GLO-DR administering FEMA funding to Local Entities
- RCP Aims for:
  - **Comprehensive approach to hazard mitigation**
  - **Seamless Integration with long-term planning**
  - **Minimize impacts from natural & human-made hazards**



FEMA



# Hazard Mitigation & Community Resiliency



## Key Differences

- Focused vs holistic approach
- Targeted vs comprehensive measures
- Prevention vs adaptation

	HAZARD MITIGATION	COMMUNITY RESILIENCY
FOCUS	<ul style="list-style-type: none"> <li>▪ Reducing risks from <b>specific</b> hazards like floods &amp; earthquakes</li> <li>▪ <b>Hazard identification</b>, impact assessment, &amp; <b>mitigation</b> implementation</li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>Broader approach to building capacity</b> to withstand &amp; recover from disasters</li> <li>▪ <b>Considers</b> social, economic, environmental, &amp; institutional factors</li> </ul>
SCOPE	<ul style="list-style-type: none"> <li>▪ Specific &amp; <b>targeted measures</b></li> <li>▪ Includes engineering solutions, policy changes, &amp; behavioral adjustments</li> </ul>	<ul style="list-style-type: none"> <li>▪ Beyond hazard-specific measures to address <b>overall vulnerabilities</b>.</li> <li>▪ Promotes social cohesion, economic diversity, &amp; infrastructure <b>capacity</b></li> </ul>
OBJECTIVE	<ul style="list-style-type: none"> <li>▪ Aim to <b>reduce disaster probability &amp; severity</b></li> <li>▪ <b>Protect</b> lives, property, &amp; the environment from adverse disaster effects</li> </ul>	<ul style="list-style-type: none"> <li>▪ Enhance community ability to <b>recover from disruption</b></li> <li>▪ Create <b>adaptable communities</b> that maintain <b>essential functions</b></li> </ul>
TIMEFRAME	<ul style="list-style-type: none"> <li>▪ Long-term planning &amp; proactive investment</li> <li>▪ Focuses on <b>preparedness &amp; prevention</b>, with post-disaster efforts as well</li> </ul>	<ul style="list-style-type: none"> <li>▪ Involves <b>pre-disaster preparedness &amp; post-disaster recovery</b></li> <li>▪ Emphasizes continuous learning &amp; <b>adaptation</b></li> </ul>

# FEMA Assessment Tool Overview



## FEMA guidance

- integrating risk reduction strategies into existing local plans, policies, codes, & programs for community development or redevelopment patterns.
- Framework to assess local plans in seven categories:

1. Land Use & Future Development
2. Transportation
3. Housing
4. Economic Development
5. Public Facilities & Infrastructure
6. Natural Resources Protection
7. Historic Properties & Cultural Resources



### FEMA



#### Building Community Resilience by Integrating Hazard Mitigation

#### Integrating Hazard Mitigation Into the Local Comprehensive Plan

Local comprehensive plans, also referred to as master plans or general plans, provide a framework for the physical design and development of a community over a long-term planning horizon. They address social, economic, and environmental issues by the manner in which they guide overall growth and development. The vision, goals, and policies of the comprehensive plan are routinely implemented through other local planning instruments such as zoning ordinances, subdivision regulations, and capital improvement programs. Integrating hazard mitigation into the local comprehensive plan thereby establishes resilience as an overarching value of a community and provides the opportunity to continuously manage development in a way that does not lead to increased hazard vulnerability.

#### Land Use and Future Development

Strong land use policies are the foundation of successful comprehensive planning efforts—they establish the general pattern for the location, distribution, density, and type of future development throughout all areas of the community. The land use element of a comprehensive plan is based on an analysis of present and future conditions, including physical setting and natural surroundings. This creates opportunities to guide future growth and development away from areas with known hazards, or to ensure design standards for new or improved construction take potential hazards into account. Land use policies can build community resilience by taking information on the location, frequency, and severity of hazards into consideration and setting forth recommendations that influence development in a way that does not increase risks to life and property.

#### Transportation

Transportation and land use are intricately linked; therefore, the transportation element can reflect land use principles that reduce the community's vulnerability to hazards. Building community resilience through transportation planning can be accomplished by adopting policies that direct growth away from known hazard areas. Another opportunity to be seized is ensuring that transportation systems and other critical infrastructure are designed to withstand the effects of known hazards so that they still function in the event of an emergency or disaster.

"Hazard Mitigation works best as a policy objective of local planning when it is so completely integrated into the comprehensive plan that it becomes a normal assumption behind all daily planning activities."

American Planning Association, *Planning for Post-Disaster Recovery and Reconstruction*  
<http://www.fema.gov/library/viewRecord.do?fromSearch=fromsearch&id=1558>

[www.fema.gov/multi-hazard-mitigation-planning](http://www.fema.gov/multi-hazard-mitigation-planning)

# Existing Plans and Policies Guiding Community Resiliency



## **Primary plans and policy sources that contribute to resiliency strategies:**

1. 2022 Bastrop County Hazard Mitigation Plan
2. 2007 Smithville Comprehensive Plan
3. 2011-12 Updated Comprehensive Plan
4. Smithville 2024 Boundaries and Land Use Management
5. Code of Ordinances of the City of Smithville
6. Bastrop County 2016 Transportation Plan
7. 2019 Bastrop County Emergency Management Basic Plan
8. 2016 Smithville Crawford Municipal Airport Development Plan
9. Economic Development Community Resiliency Strategic Plan 2020-25

*“Hazard mitigation works best as a policy objective of local planning when it is so completely integrated into the comprehensive plan that it becomes a normal assumption behind all daily planning activities.”*

American Planning Association,  
*Planning for Post-Disaster  
Recovery and Reconstruction*

# Path to Resiliency Strategies for Comprehensive Plan (ex. Housing)

Primary Source  
Plans  
Assessment



Stakeholder  
Survey  
Results



Community  
Survey/Input  
Results

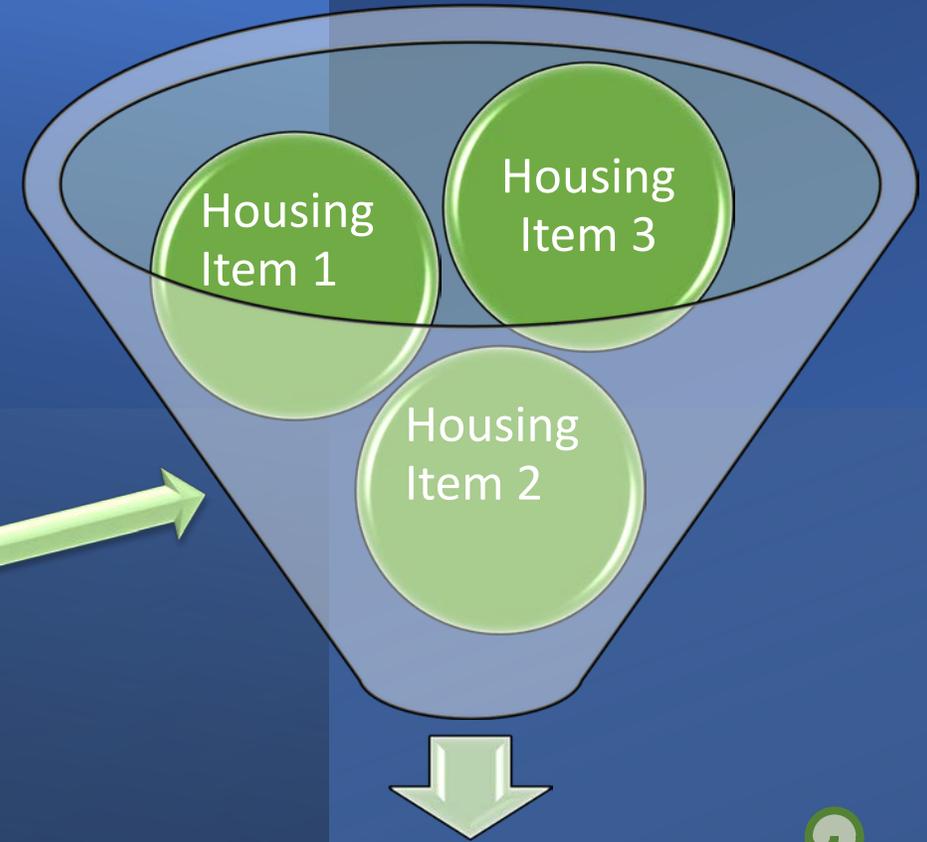


Studies,  
discovery  
results



## Category Sets

Land Use & Future Development  
Transportation  
**Housing**  
Economic Development  
Public Facilities & Infrastructure  
Natural Resource Protection  
Historic Properties & Cultural Resources



**Housing Resiliency  
Strategies**

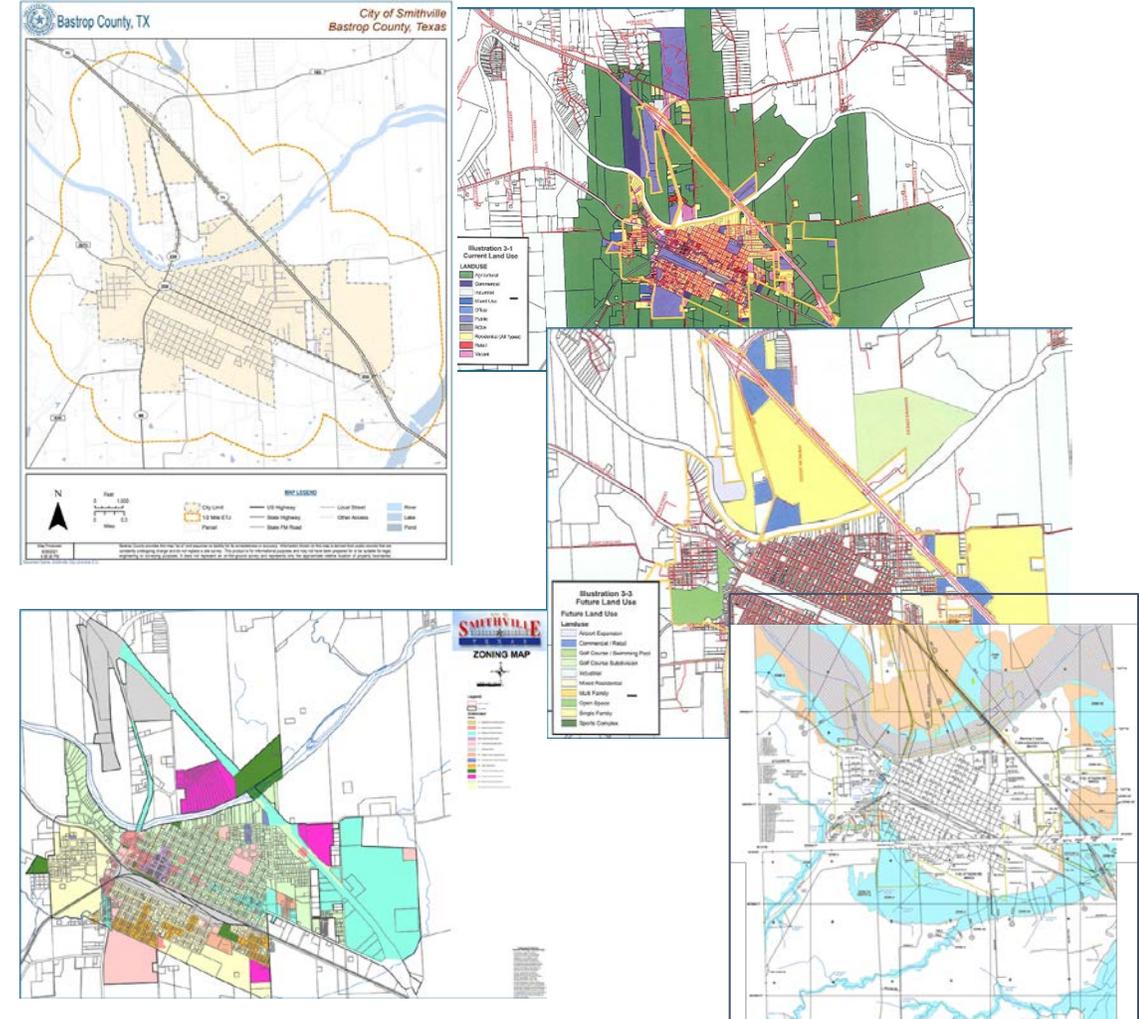
# FEMA Assessment Category 1: Land Use & Future Development



- Foundation for Planning
- Strategic Growth Management
- Risk Mitigation

## Existing Plans

- Comprehensive Plan 2007
- 2011-12 Comprehensive Plan Updates
- 2023 Smithville Zoning Ordinance
- 2022 Bastrop County Hazard Mitigation Plan



# Assessment Category 2: Transportation

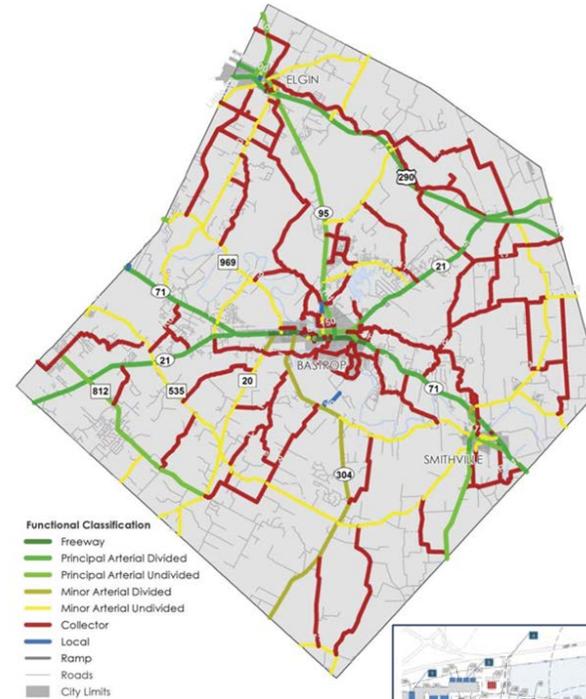


- Integrated Planning
- Infrastructure Resilience

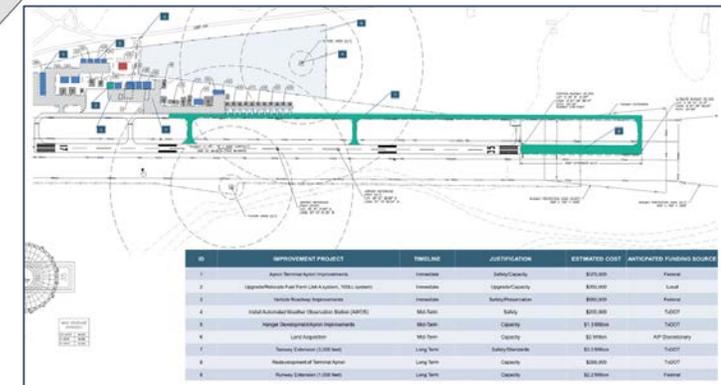
## Existing Plans

- Comprehensive Plan 2007; 2011-12
- 2010 Smithville Safe Routes to School (SRTS) Plan
- Bastrop County 2016 Transportation Plan
- 2016 Smithville Crawford Municipal Airport Development Plan

Map 8.2: Proposed Thoroughfare Network



Project Extent and Proposed Alignment



# Assessment Category 3: Housing



- Safety & Compliance
- Resilience Promotion
- Vulnerable Structures Management



## Existing Plans

- Comprehensive Plan 2007
- 2011-12 Comprehensive Plan Updates

Company / Investor Name	Status	# of Jobs	Description	Confidential?	Issues	Comments
The Property Center, LLC	Expanding (Pending Investment)	TBD	42-acre Commercial Development	No	Yes	The Property Center, LLC purchased the 42-acre parcel off of Hwy 71 and Colorado Road (formerly known as the Capella tract). Capella had the property rezoned from C3 (Highway Commercial) to PDD (Planned Development District) on 8/14/17. A development plan was submitted when PDD Ordinance #2017-537 was approved by the City Council. However, Capella did not complete the project as planned and sold the property. The City took measures to rezone the property from PDD back to C3 (Highway Commercial). This required public notice, notification of property owners within 200' of the property, and approval from the P&Z and City Council (3/14/22). The new owners (Tatini Family) have met with the City to discuss a proposed mixed-use commercial development (e.g., fast food chain, truck stop, office / retail space). <b>Wastewater capacity remains an issue.</b>
Woodrose Place (George McMahan)	Construction Pending	N/A	14 Home SF-1 Subdivision	No	No	3.0-acre property located off of Loop 230 east between Texaco and Bluebonnet Circle. Preliminary plat and construction plans approved. Building permit issued on 8/24/21. Construction pending.
Garner-Riley	Expanding (Pending Investment)	5-7	Rehabilitation & Physical Therapy Center	No	No	The City met with Tim Garner on 1/24/22 about potential business expansion into 316 Main. Zoning, building permits, and parking were some of the topics discussed. Mr. Garner is exploring the possibility of purchasing the building and bringing physical therapy office / rehabilitation center to Smithville.
Hill Road Development	Expanding (Pending Investment)	N/A	Multi-Family Apartment Complex	No	No	Multi-Family development on Hill Road adjacent to Hwy 71 and across the street from the new Towers Nursing Home. Developer would like to build a 3-story complex with nine (9) apartments. Conceptual design includes, balconies, on-site parking, green space, and trees. Multiple variance requests approved by City Council on 4/12/21 to allow taller building height and reduced rear yard set-back requirements. Preliminary plat and construction plans pending.
Brookshire Brothers	Construction Complete	10-15	Grocery Store	No	No	Brookshire Brothers Store #55 renovation includes bakery, deli/casual cafe, and pharmacy. Construction plans approved and building permit issued 6/10/21. Renovation completed May 2022!

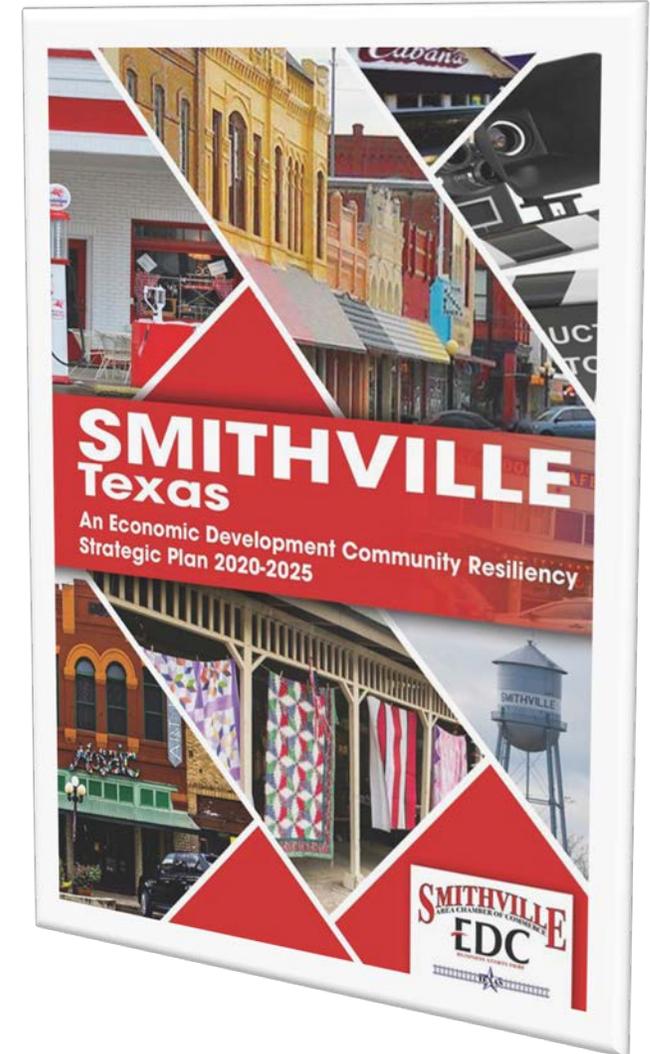
# Assessment Category 4: Economic Development



- Hazard-Aware Economic Development
- Sustainability Enhancement

## Existing Plans

- Comprehensive Plan 2007
- 2011-12 Comprehensive Plan Updates
- Zoning Ordinance– Commercial Development
- 2016 Smithville Crawford Municipal Airport Development Plan
- Economic Development Community Resiliency Strategic Plan 2020-25



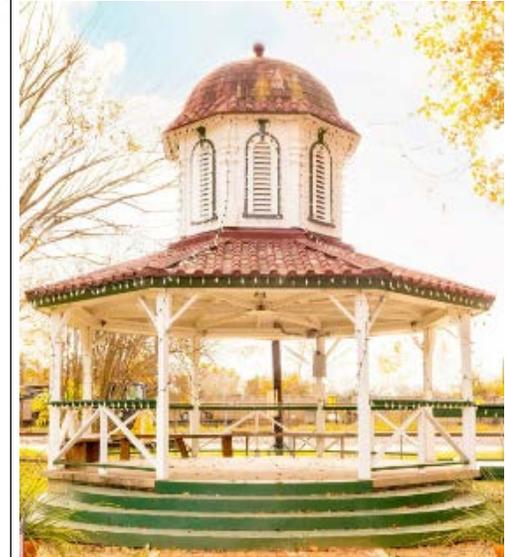
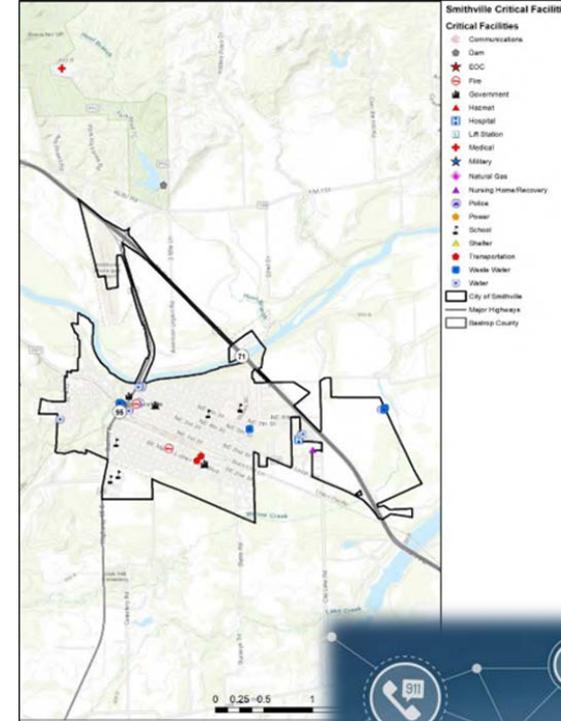
# Assessment Category 5: Public Facilities & Infrastructure



- Policy Restrictions
- Facility Protection
- Mitigation Support

## Existing Plans

- Comprehensive Plan 2007
- 2011-12 Comprehensive Plan Updates
- 2019 Bastrop County Emergency Management Basic Plan



# Assessment Category 6: Natural Resource Protection



- Resource Protection
- Development Prevention
- Natural Buffers

## Existing Plans

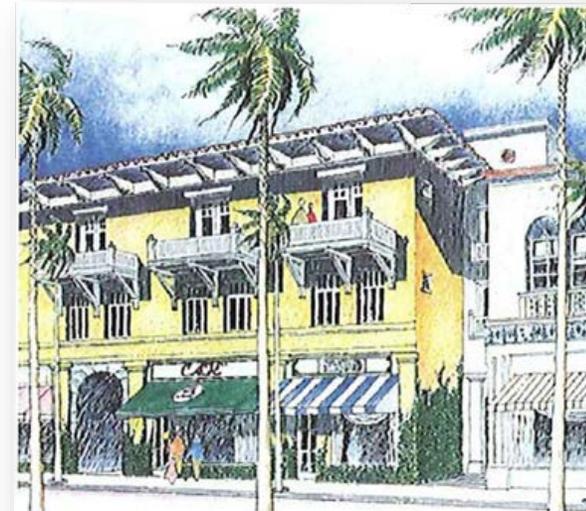
- 2007 Comprehensive Plan:  
Parks and recreation Goals and Objectives
- 2011-12 Updated Comprehensive Plan:  
Parks and recreation Goals and Objectives



# Assessment Category 7: Historic Properties & Cultural Resources

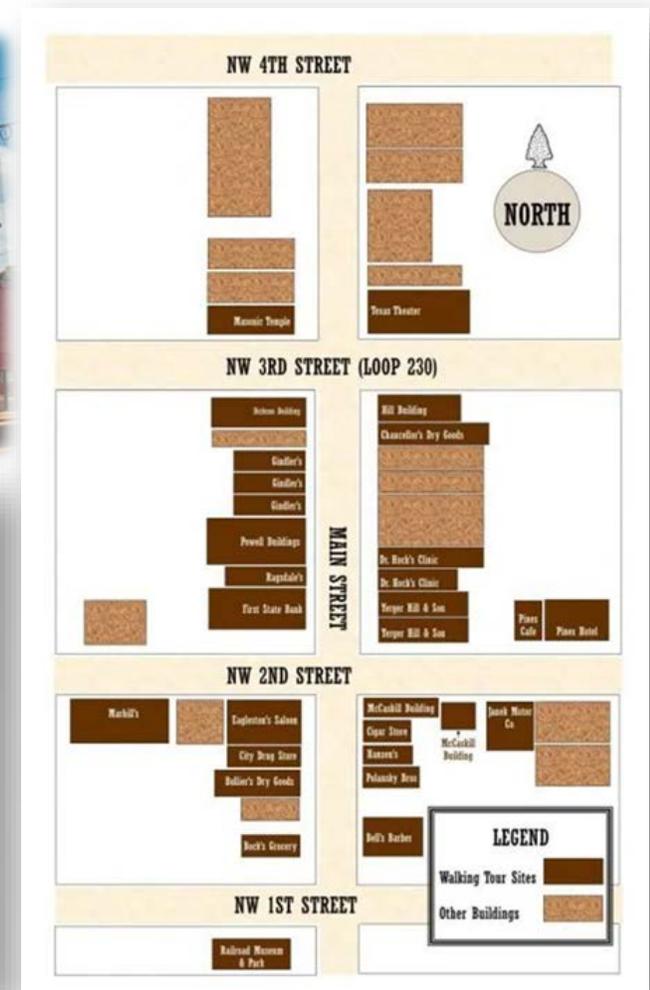


- Mitigation Strategies
- Asset Safeguarding
- Tailored Preservation



## Existing Plans

- Comprehensive Plan 2007
- 2011-12 Comprehensive Plan Updates
- Economic Development Community Resiliency Strategic Plan 2020-25



# Optional Chapters



- Downtown Revitalization
- Historical Preservation
- Economic Development
- Land Use/Zoning
- Accessible Housing
- Grant Opportunities Report
- Other



# Comprehensive Plan Review

Announcing the GLO - Resilient Communities Program Grant - New Comprehensive Plan for the City. Mark your calendar and be part of the conversation at our event.



**Monday**  
March 11, 2024



**Starts at**  
6:00 p.m.



**Smithville City Hall**  
317 Main Street

Visit Our Website   
[www.ci.smithville.tx.us](http://www.ci.smithville.tx.us)

## Press Release



### City of Smithville Announces Development of New Comprehensive Plan based on Resiliency

Grant to create a new city-wide comprehensive plan.

Smithville, TX - 3/11/2024

The City of Smithville is pleased to announce the development of a new Resilient Comprehensive Plan to guide the city's growth and development over the next 10-20 years. The plan will focus on strategies to make Smithville more sustainable, equitable, and resilient to future challenges.

"We are excited to begin the process of creating a bold new vision for Smithville's future," said City Manager, Robert Tamble. "This plan will focus on enhancing our economic prosperity, improving infrastructure, preserving our natural resources, and strengthening the health, safety and quality of life for all our residents."

The plan will address topics such as land use, housing, economic development, parks and recreation, arts and culture, sustainability, and resilience. It will build on existing city initiatives related to downtown revitalization, bike and pedestrian improvements, stormwater management, and more. The process will also assess demographic trends, market conditions, climate risks, and other factors that will shape Smithville's trajectory.

Smithville has contracted with Langford Community Management Services, Inc. to assist with development of the comprehensive plan. The project is expected to take 18-24 months to complete. Residents interested in participating are encouraged to visit [www.ci.smithville.tx.us](http://www.ci.smithville.tx.us) to learn more and sign up for email updates.

#### Press Contact:

Robert Tamble  
City of Smithville  
Email: [citymanager@ci.smithville.tx.us](mailto:citymanager@ci.smithville.tx.us)

#### City of Smithville

317 Main Street  
Smithville, TX 78957  
512-237-3282



Please join us for a discussion of our  
Smithville Resilient Communities Program Comprehensive Plan

### Open House

May 15th at 5:00 pm  
Smithville City Hall  
317 Main Street

If you can't join us, please fill out a pedestrian infrastructure survey online:  
<https://www.surveymonkey.com/smithville/RCPCompPlan>



## (3<sup>rd</sup> Wednesday of the month) Key Stakeholder Meetings

The 3<sup>rd</sup> meeting in July (7/15) will be held at Mt. Pilgrim Baptist Church (409 Walker) from 5:00 to 7:00 pm.  
Months 7-24 TBD

### Community Engagement:

- Online (Facebook),
- Newspaper
- In-person – Town Hall Meetings
- Events- i.e. Farmer's Market/Concerts in the park

# Q & A

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