

Chapter 7:

Implementation Plan

The future of Granite Shoals will be shaped with the policies and recommendations developed in this 2010 Comprehensive Plan. Based on this Plan, decisions will be made that will influence many aspects of the City's built and social environments. Granite Shoals has taken an important leadership role in defining its future, with the adoption of this Plan. The Plan will provide a very important tool for City staff and civic leaders to use in making sound planning decisions regarding the long-term growth and development of Granite Shoals. The future quality of life in Granite Shoals will be substantially influenced by the manner in which Comprehensive Plan recommendations are administered and maintained.

Changes in Granite Shoals' socioeconomic climate and in development trends that were not anticipated during preparation of the Plan will occur from time to time, and therefore, subsequent adjustments will be required. Elements of the City 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 City's future should be a continuous process, and this 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.

Plan policies and recommendations may be put into effect through adopted development regulations, such as zoning and subdivision, and through capital improvement programs. Many recommendations within the Plan can be implemented through simple refinement of existing regulations or City processes, while others may require the establishment of new regulations, programs, or processes. This final chapter of the 2010 Comprehensive Plan describes specific ways in which Granite Shoals can take the recommendations within this Plan from vision to reality.

Roles of the Comprehensive Plan

If planning is to be effective, it must guide each and every individual development decision. The City, in its daily decisions pertaining to whether to surface a street, to approve a residential plat, to amend a zoning ordinance provision, to enforce the building 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 City.

Flexible & Alterable Guide

The 2010 Comprehensive Plan is intended to be a dynamic planning document for Granite Shoals – 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 proposed amendments. The City Council and other Granite Shoals officials should consider each proposed amendment carefully to determine whether it is consistent with the Plan's goals and policies, and whether it will be beneficial for the long-term health and vitality of Granite Shoals.

At one-year intervals, a periodic review of the Plan with respect to current conditions and trends should be performed. Such on-going, scheduled reevaluations will provide a basis for adjusting capital expenditures and priorities, and will reveal changes and additions that 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 of the Planning and Zoning Commission 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. 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 & policies
- Changes in State laws

The full benefits of the plan for Granite Shoals can only be realized by maintaining it as a vital, up-to-date document. As changes occur and new issues within the City become apparent, the Plan should be revised rather than ignored. By such action, the plan will remain current and effective in meeting the City's decision-making needs. In addition to

regular reviews, it is recommended the plan be updated following availability of 2010 Census data to ensure accurate and up-to-date.

Complete Review with Public Participation

In addition to periodic annual reviews, the comprehensive plan should undergo a complete, more thorough review and update every five or ten years. The review and updating process should begin with the establishment of a steering committee that was appointed to assist in the preparation of this Plan. If possible, this committee (the Comprehensive Plan Advisory Committee) or the Planning and Zoning Commission should be in charge of periodic review of the plan. Specific input on major changes should be sought from various groups, including property owners, neighborhood groups, civic leaders and major stakeholders, developers, merchants, and other citizens and individuals who express an interest in the long-term growth and development of the City.

Implementation Mechanisms

The usual processes for reviewing and processing zoning amendments, development plans, and subdivision plans provide significant opportunities for implementing the plan. Each zoning, development and subdivision decision should be evaluated and weighed against applicable proposals contained within the plan. If decisions are made that are inconsistent with plan recommendations, then they should include actions to modify or amend the Plan accordingly in order to ensure consistency and fairness in future decision-making. Amending the Subdivision Ordinance and Zoning Ordinance represent two major proactive measures that the City can take to implement 2010 Comprehensive Plan recommendations.

Zoning Ordinance

Zoning is perhaps the single most powerful tool for implementing Plan recommendations. The City's Zoning Ordinance should be updated with the recommendations contained within the chapters of this 2010 Comprehensive Plan. All zoning and land use changes should be made within the context of existing land uses, future land uses, and planned infrastructure, including roadways, water and wastewater.

Zoning Text Amendments

There are numerous recommendations within this 2010 Comprehensive Plan that relate to enhancing design standards. Their implementation will not only improve future development and interaction between land uses, but will also improve Granite Shoals' overall image and livability. Such recommendations involve landscaping, nonresidential building design, and compatibility, to name

a few. These recommendations should be itemized and prioritized, and should be incorporated into the Zoning Ordinance accordingly.

Zoning Map Amendments

State law gives power to cities to regulate the use of land, but regulations should be based on a plan. Therefore, Granite Shoals' zoning map should be as consistent as possible with the comprehensive plan, specifically the Future Land Use Plan map. It is not reasonable, however, to recommend that the City make large-scale changes in its zoning map changes immediately. It is therefore recommended that the City prioritize areas where a change in current zoning is needed in the short-term and that efforts be concentrated on making such changes. In the long-term, consistent zoning policy in conformance with the Future Land Use Plan map will achieve the City's preferred land use pattern over time.

Subdivision Ordinance

The act of subdividing land to create building sites has a major effect on the overall design and image of Granite Shoals. Much of the basic physical form of the City is currently created by the layout of streets, easements, and lots. In the future, the basic physical form of Granite Shoals will be further affected by such action. Requirements for adequate public facilities are essential to ensure the City's orderly and efficient growth.

Capital Improvement Program

A Capital Improvement Program (CIP) is essentially a city's adopted budget for the fiscal year, outlining capital projects, justification, priority level, time frame, and financing arrangements. Capital improvements are integrally linked to the City's comprehensive plan and its regulatory ordinances. A capital improvement such as a water treatment plant illustrates this concept in the following example:

The comprehensive plan recommends areas for a particular type of development, the zoning ordinance reinforces plan recommendations with applicable zoning districts consistent with that type of development, and the subdivision ordinance regulates the facilities (e.g., utility extensions, roadway widths, etc.) necessary to accommodate that type of development. The type of development that is recommended by the comprehensive plan and that is regulated and approved in accordance with the zoning and subdivision ordinance dictates the water treatment plant's size and capacity.

It is in the City's long-term financial interest to invest regularly in the physical maintenance and enhancement of Granite Shoals rather than to undertake large

Implementation Strategies

Implementation is 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 plan will be difficult to realize. The City should work toward implementation of recommendations on an incremental, annual basis. However, these items must be balanced with priority, timing, funding, and City staff resources.

Recommendations to address the goals are identified within each chapter. The following tables provide a coordinated listing of the recommended actions and acts as a checklist for City Staff in order to reach the identified goals. The three tables on the following pages provide a coordinated listing of Comprehensive Plan implementation recommendations. These items cannot all be targeted for implementation within a short time period; some must be carried out over a longer period of time. The first table (**Table 7-1**) lists the short term implementation action items to be completed within three years following the adoption of this plan. The second table (**Table 7-2**) lists longer term recommendations that should be implemented in the first four to ten years following the adoption of this plan. The third table (**Table 7-3**) represents on-going actions which will not be able to be achieved with a one-time action; these will need to be on-going actions that the City implements continually.

The top implementation task priorities were identified and are indicated within the tables by an asterisk.

Table 7-1. Short Term Recommendations (0-3 years)

Recommendation	Chapter (Page)	Mechanism
Adopt a functional street classification system for all roadways within the City limits and the ETJ area, and characteristics and cross sections for each.	Transportation (3-6)	CIP / Interlocal Agreement
Begin planning to construct new or upgrade existing roadways as shown in the Transportation Plan map. Develop a capital improvements plan for purposes of defining project segments.	Transportation (3-15)	CIP / Interlocal Agreement
✱ Require quality nonresidential design by establishing an approved list of acceptable building materials, encouraging building articulation, promoting the use of monument signage, and requiring screening.	Future Land Use (4-34)	Zoning Ordinance / Sign Ordinance
✱ Appoint a Board of Airport Commissioners to draw up a Master Airport Plan that will support a request to the Federal Aviation Authority for the federal funding of construction of a new airport facility. Expand and modernize the present airstrip by annexing land to allow for a full 5,000' runway and a modern, all weather airport with updated zoning in the adjacent area.	Future Land Use (4-39)	City Council Action / CIP / Zoning Ordinance
Develop a stormwater drainage master plan to address drainage issues. Review subdivision ordinance to ensure adequate measures are required to mitigate stormwater runoff.	Future Land Use (4-40)	Stormwater Drainage Master Plan / Subdivision Ordinance
✱ Adopt standards recommended for the M-1 and M-2 districts.	Housing (5-13)	Zoning Ordinance
✱ Require the use of quality residential building materials, including masonry materials, cement fiber board siding, and stucco for both single family and multiple family developments.	Housing (5-16)	Zoning Ordinance

	Require one or two large shade trees be planted in the front yard of all new homes in all residential districts.	Housing (5-16)	Zoning Ordinance
	Adopt the 2009 International Property Maintenance Code, and promote proactive code enforcement within the City to regulate compliance with this and other ordinances.	Housing (5-18)	Building Code / Property Maintenance Code
	Establish a set of classification guidelines for recreational areas.	Parks (6-10)	Parks Master Plan
*	Conduct an evaluation of the existing recreational equipment to determine necessary maintenance or replacement. Establish a program to update/replace the equipment.	Parks (6-15)	Park Equipment Evaluation / CIP
	Plan for inclusion of “tot lots” within existing and future parks to allow for play areas for smaller children.	Parks (6-15)	CIP
*	Establish a consistent system for identifying parks, and ensure any changes are formally adopted by City Council.	Parks (6-15)	Parks Master Plan / City Council Action
	Begin land acquisition and planning for the 10 proposed parks.	Parks (6-16)	CIP
*	Begin land acquisition and planning for the proposed pathway network. Determine where easements may be used to provide for pathways.	Parks (6-20)	CIP

Table 7-2. Long Term Recommendations (4-10 years)



Recommendation	Chapter (Page)	Mechanism
 <p>Define the community’s identity by establishing gateways at entrances into the community. Identify specific sites for gateway entrances into the City. Allocate funding and acquire desired land. Consider advertising amenities along nearby major thoroughfares.</p>	Transportation (3-15)	CIP
<p>Implement context sensitive design principles along highly visible key roadways, such as R.R. 1431 and Phillips Ranch Road.</p>	Transportation (3-16)	CIP
<p>Investigate feasibility of a light rail connection utilizing the existing rail line, as well as options for a future “Park and Ride”.</p>	Transportation (3-17)	Future Rail Study
 <p>Plan for a Town Center development at R.R. 1431 and Phillip Ranch Road to incorporate park space, community facilities, and possible retail options.</p>	Future Land Use (4-29)	Town Center Study / Zoning Ordinance
<p>Commission a study of the Granite Shoals Municipal Airport to determine the future character and resulting impacts on surrounding land uses.</p>	Future Land Use (4-38)	Airport Study
<p>Incorporate additional landscaping, public art, and water features within existing parks.</p>	Parks (6-15)	CIP

Table 7-3. On-Going Recommendations

Recommendation	Chapter (Page)	Mechanism
<p>Maintain coordination and consistency between the Transportation Plan and the Parks & Open Space Plan in order to ensure adequate connectivity, both pedestrian and vehicular, throughout the community. Coordinate with Burnet County and TxDOT to ensure State and County improvements are built to Transportation Plan standards.</p>	<p>Transportation (3-17)</p>	<p>CIP</p>
<p>Create pedestrian friendly, walkable neighborhoods by integrating elements such as lighting, sidewalks, parking, seating, landscaping, and traffic-calming devices, among other amenities.</p>	<p>Future Land Use (4-27)</p>	<p>Zoning Ordinance / Subdivision Ordinance</p>
<p>Promote sustainable practices for all future development – including environmental, economic, and social sustainability concepts.</p>	<p>Future Land Use (4-30)</p>	<p>Zoning Ordinance / Subdivision Ordinance / Building Code</p>
<p>Promote housing opportunities for a “full life cycle” community to accommodate retirees and young professionals. Include affordable housing opportunities as well. Include smaller lot and home sizes in the Zoning Ordinance to allow for such developments.</p>	<p>Housing (5-10)</p>	<p>Zoning Ordinance</p>
<p>Ensure that adequate affordable housing remains available within Granite Shoals.</p>	<p>Housing (5-12)</p>	<p>Zoning Ordinance</p>



Redevelop residential neighborhoods in a manner that is consistent with existing land uses and structures.

Housing
(5-13)

Zoning Ordinance /
Subdivision Ordinance /
Neighborhood Guidelines /
CIP



Solicit community support for property maintenance and rehabilitation, and provide information to residents regarding funding sources.

Housing
(5-19)

Education and Outreach
Program / Website

Continue to allocate funding for any necessary demolitions of structures that pose a threat to public health, safety, and welfare.

Housing
(5-19)

CIP

Coordinate with local entities to create partnerships with the community and region.

Housing
(5-20)

Interlocal Agreements

Investigate possible funding opportunities for neighborhood improvement.

Housing
(5-21)

CIP / Grants /
Interlocal Agreements

Ensure the inclusion of special parks, open space areas, and other amenities to meet the community's needs within the Town Center site.

Parks
(6-23)

CIP