



WON'T GET FOOLED AGAIN



New Approaches to New Challenges

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This presentation does not constitute legal advice. The topics discussed are new issues facing cities throughout Texas, with perspectives & approaches varying. Consult your community's legal counsel for advice and applicability to your situation. Lawyers give opinions, and no lawyer's opinion is a guarantee. Your city attorney gives you an opinion believing it to be a defensible one based on their local knowledge, experience and advocacy.

Key Topics

- Understanding What Happened During the Session
- Big Off-Season Moves
- Building an Independent Voice for Planning
- Driving with Data





How Did This Happen?

- Many topics are baked well before the session
- Recognition that TML can only do so much – limited ability for proactive engagement
- Personal professional responsibility to engage
 - Planners have experience & knowledge that obligates you to monitor the changing regulatory climate & educate others
 - 140 days, every other year... it is not a big ask
- Do not scapegoat or pass the buck to organizations
 - Cities did not show up or engage
 - Planners did not show up or engage
 - Individuals (especially local elected officials) are ALWAYS received better and listened to versus organizations



Get in the Room Where it Happens





Off-Season Moves

Build an Independent Voice

- Over the next month take the time to reach out to your personal Representatives & Senators. Make relationships - don't just wring your hands.
- APATX has hired Salient Strategies for professional legislative assistance, similar to other large chapters.
- Look for unlikely partners. We have things in common with more powerful groups.
- Positive messaging – planners as helpers
 - COVID as an opportunity
- Play to our expertise – “we might not agree, but we can help make this legislation function better practically.”
 - Shot clock bill
 - Building materials



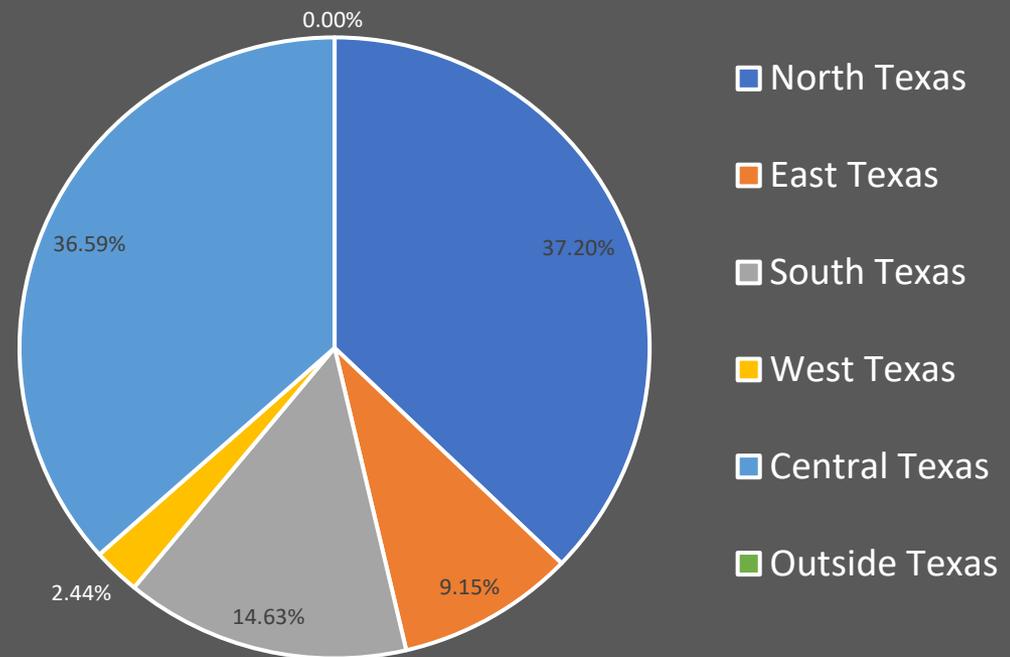
Use Data to Drive Discussion

- Find out what APATX members actually believe and value
- Get the facts about what's really happening in cities throughout the state
- Involve new players
- Take new approaches
- Link data to anecdotes, soundbites and stories

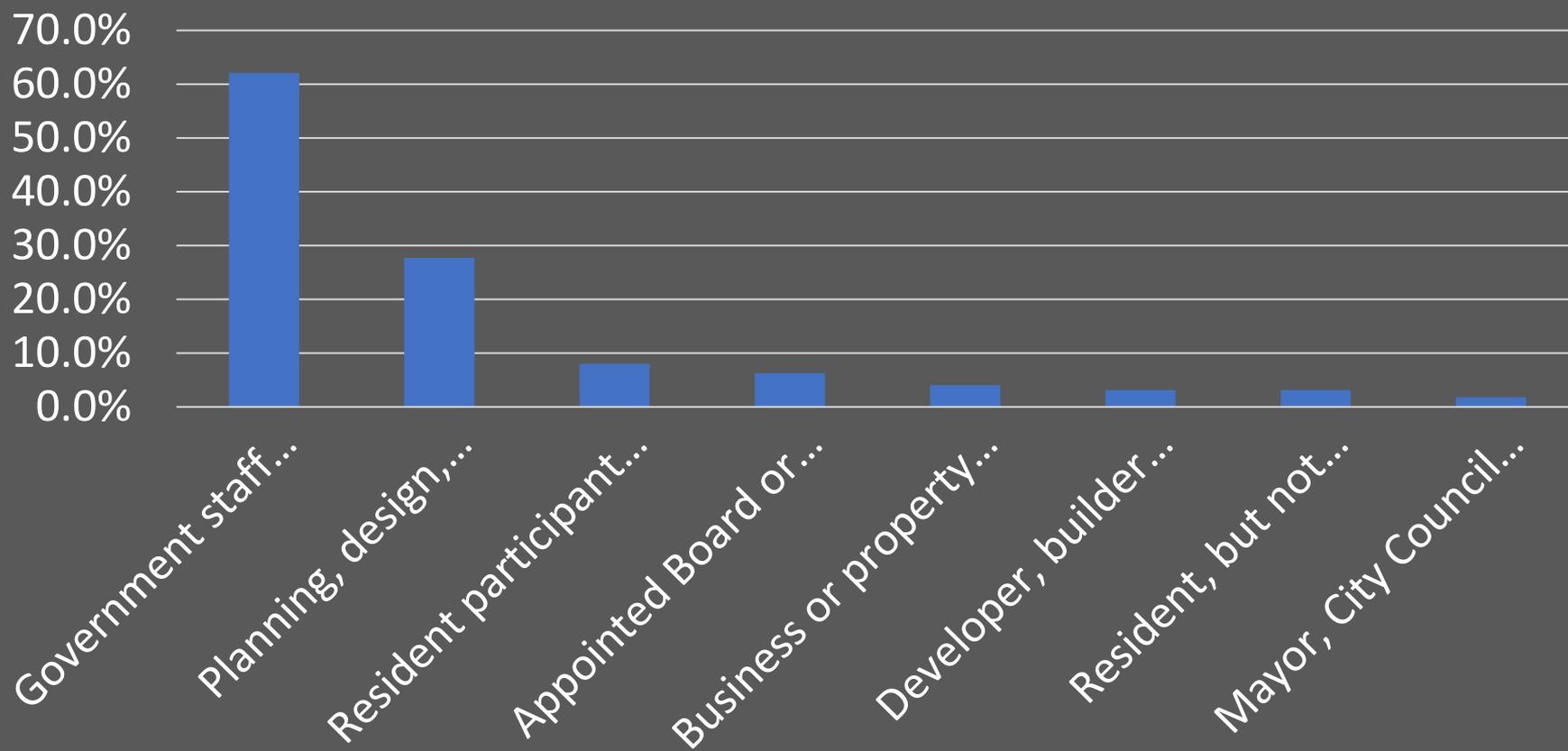
APATX Membership Survey

- Online June 1 – 20
- 224 responses
- Good geographic distribution
 - 83% major metro
 - 12% other metros
 - 5% non-metro

Where do you live?

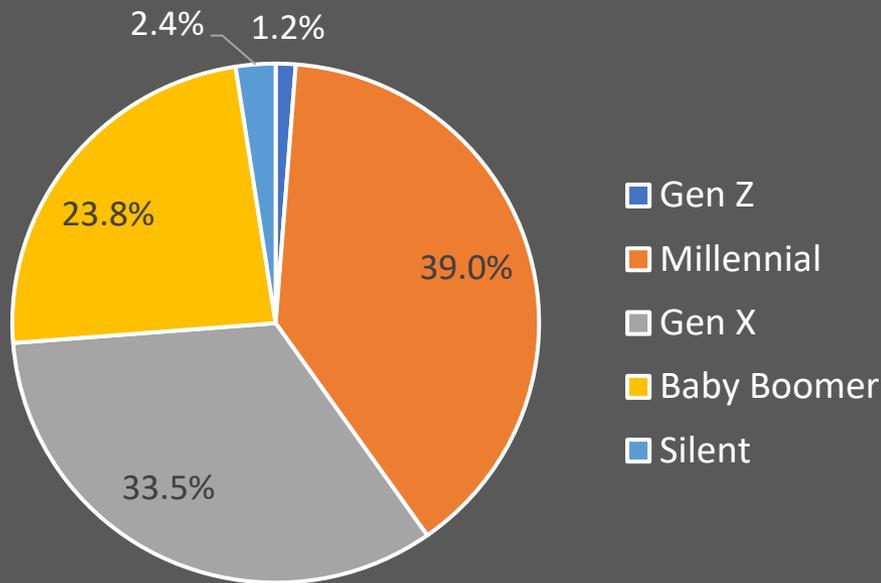


What is your current role?

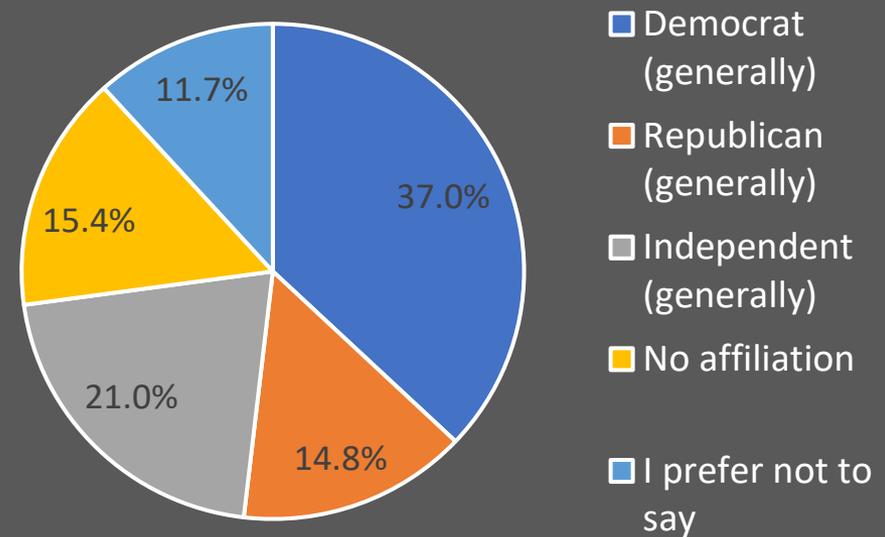


Respondent Characteristics

When were you born?



Do you have a political affiliation?

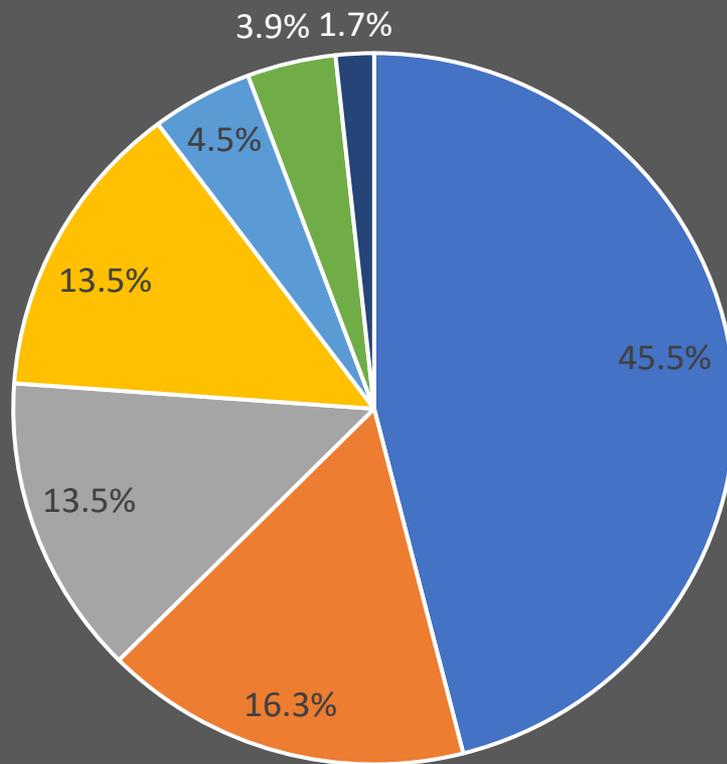


How often do you use this tool in your current planning role?

Planning tool or technique	Never	A few times	Frequently
Subdivision/platting of property	27.5%	14.0%	58.4%
Zoning or rezoning of a property or area	16.2%	25.7%	58.1%
Citywide or regional comprehensive or strategic plan	10.7%	36.5%	52.8%
Design or architectural guidelines or requirements	16.3%	36.0%	47.8%
Functional or infrastructure plan (ie. utility, stormwater, transportation or open space plans)	13.1%	45.1%	41.7%
Plan for a geographic area or neighborhood within your community	20.8%	42.1%	37.1%
Sign requirements	33.0%	34.1%	33.0%
Capital improvement or bond committees	31.3%	50.6%	18.2%
Annexation	43.5%	39.6%	17.0%
Historic area or historic property designation	44.4%	39.9%	15.7%
Impact fees	45.8%	39.6%	14.7%
Special financing districts (TIF's, TIRZ's, MMA's, etc.)	34.8%	50.6%	14.6%
Citywide rezoning effort	52.6%	33.1%	14.3%

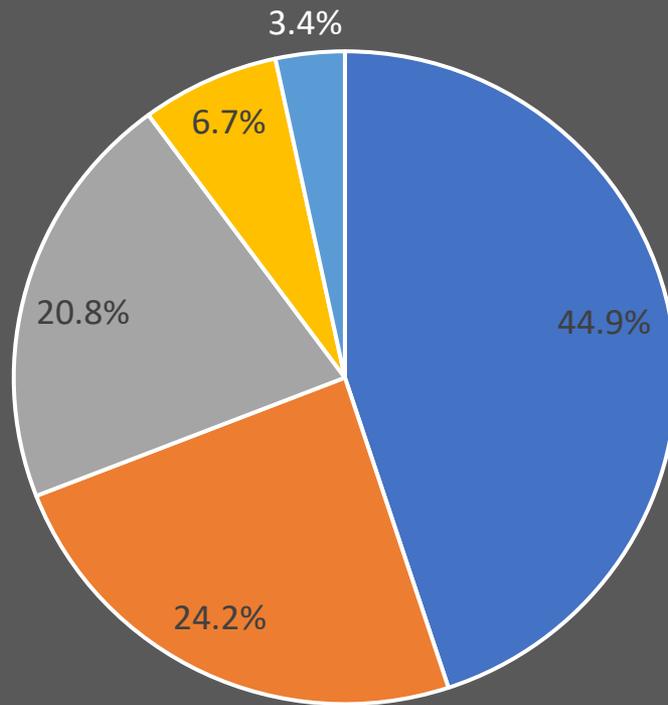


How have growth and change affected your community in the past five to ten years?



- Notable changes to our character
- Steady growth, similar character
- Rapid growth, similar character
- Areas with growth and decline
- Little change
- Boom and bust
- Significant decline and disinvestment

How diverse are the views in your community when it comes to development, growth and character?



- Wide range of perspectives
- Some groups w/ very different views
- Similar shared perspective
- Residents different from leaders & staff
- Other

Agree/disagree on 48 issue statements - strongest agreement

- It's important to consider the community's long-term viability and sustainability in making planning and development decisions today. (82% strongly agree)
- It's important to have many different types of housing and densities in a community.
- The physical pattern of a community's development has an impact on the quality of life of people who live there.
- The physical pattern of a community's development has an impact on the health and well-being of people who live there.
- The natural environment in my community provides important benefits to its residents, businesses and taxpayers.

Agree/disagree on 48 issue statements – strongest disagreement

- Zoning regulations stifle economic development.
- A property owner should be able to do whatever he or she wants with their property.
- Historic preservation gets in the way of reasonable growth of a city.
- Aesthetic regulations stifle economic development. (54% strongly disagree)

Agree/disagree on 48 issue statements – mixed views

Issue or Topic	Agree	Disagree
Almost all Texans today live in metropolitan areas.	55.1%	39.9%
Garden apartments (multi-family residential buildings of two or three stories with shared open spaces and surface parking) create more positives than negatives in my community.	52.5%	42.5%
It is important to retain single-family zoning to maintain stability and property values.	54.1%	42.8%
My community's development processes (like zoning and subdivision) are fairly easy to understand.	54.4%	42.5%
My community is facing challenges because of declining neighborhoods.	51.0%	44.6%
People in my community who have differing views listen respectfully to one another and seek a consensus that reflects most concerns.	53.1%	45.0%
The regulations in my community are making housing unaffordable.	48.4%	47.8%
Outward physical expansion of a city is important and necessary for a city to thrive over time.	45.7%	48.8%
My community's elected officials make decisions primarily based on who is behind the proposal.	45.3%	49.1%
The use of single-family zoning should be eliminated or substantially reduced.	43.5%	49.7%



Next up ...

- Technical surveys about actual practice in Texas cities
 - Subdivision and platting
 - Development standards
- One reply per city from the staff member most familiar with the processes
- Cities of all sizes
- Results should help us educate, communicate and respond on topics like those in HB 3167 and HB 2439

Also coming ...

- Planning Commissioners' Virtual Dialogue
 - To engage them in shaping priorities and messages
- Advocacy Assistance
- TexasPlans Virtual Legislative & Advocacy Summit
 - September
- Coordinated Involvement by interested APATX members
- Increased messaging on topics of interest
- Partnerships with other organizations



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