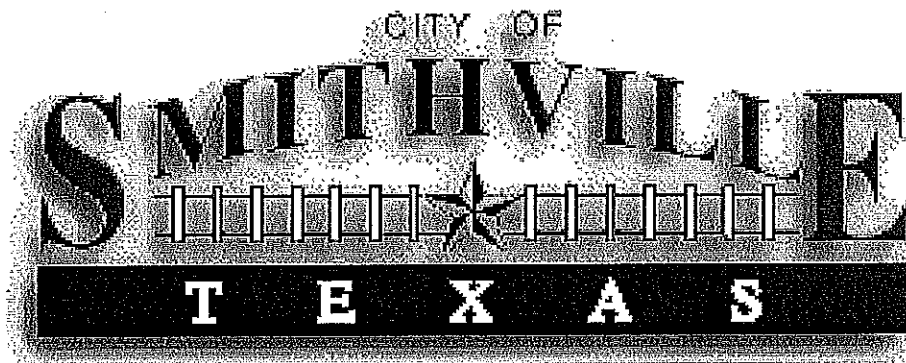
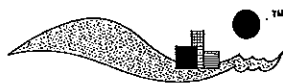


City of Smithville, Texas
**COMPREHENSIVE
PLAN'97**



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November 1997

City of Smithville, Texas **COMPREHENSIVE PLAN '97**

**FINANCED
THROUGH THE
DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
OF THE
STATE OF TEXAS**

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with the statements or conclusions contained in this publication.**

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City Council

Renee Blaschke, Mayor Pro Tem

Mark Bunte

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Don Fries

Vic Juliano

Former Councilman

Herbert Rodgers

(Retired May 1997)

Planning & Zoning Commission

Nancy Catherman, Chairman

Molly Todd

Marshall Johnson

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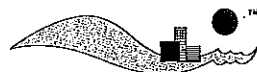
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November 1997

CITY OF SMITHVILLE COMPREHENSIVE PLAN '97

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CITY OF SMITHVILLE COMPREHENSIVE PLAN '97

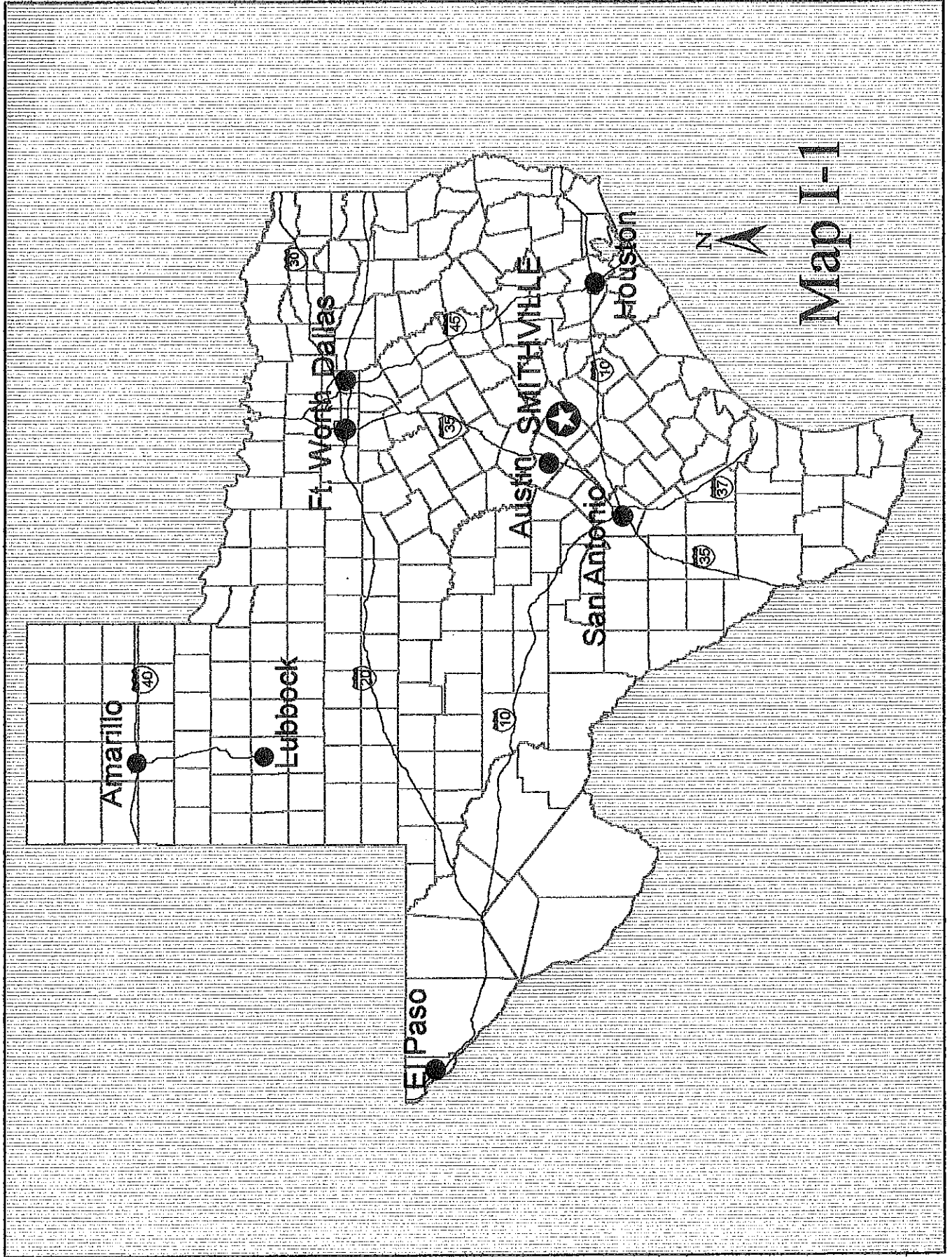
I. INTRODUCTION

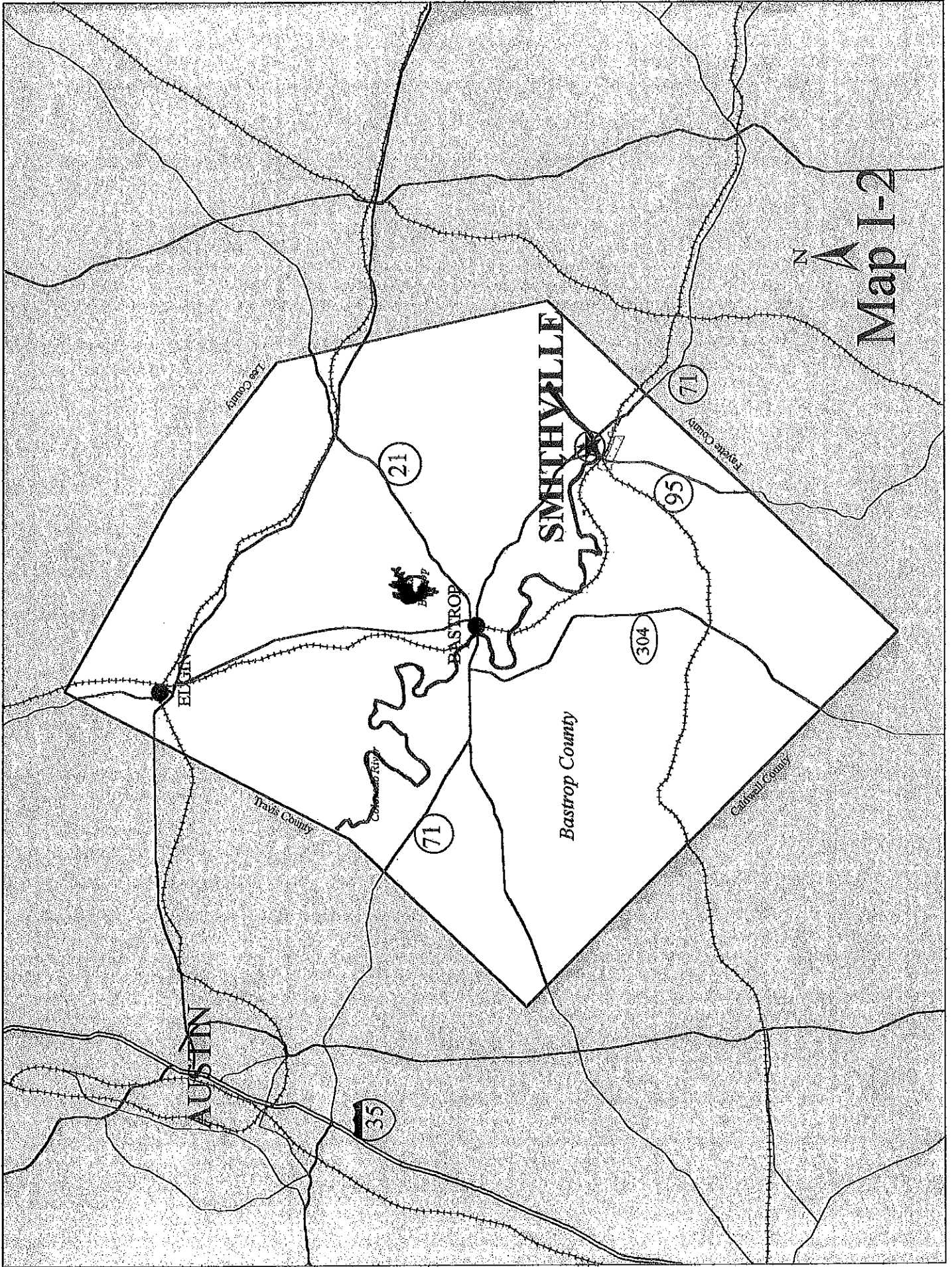
LOCATION

The City of Smithville, Texas, is located in Bastrop County on State Highway 71 at SH 95 42 miles southeast of IH-35 in Austin and 26 miles north of IH-10 at a point about half way between Houston and San Antonio (Maps I-1 and I-2). IH-35 is known as the NAFTA Highway because of its connection with the Pan American Highway at Nuevo Laredo, Mexico. SH 71 connects IH-35 at Austin with IH-10 at Columbus about 49 miles southeast of Smithville. Downtown Houston is approximately 120 miles from Smithville via SH-71 and IH-10.

THE VISION

By 2020, Smithville will be a town of about 6,000 people. Several new industries employing 10 to 50 people each in the fields of medical equipment manufacturing, airport services, furniture making, and health care services will have been established. Smithville will remain a quiet, small town but with a more vibrant economy and more modern amenities. More people will work in Smithville; but many will still commute to Austin, which will have grown toward Bastrop County with development spurred by the Austin-Bergstrom International Airport. An expanded tax base will help pay for the levels of government services and the amenities that will enhance quality of life for all.





Map I-2

PURPOSE OF THE COMPREHENSIVE PLAN

This Comprehensive Plan provides analyses of basic data; policies toward growth, development, and the provision of public facilities and services; and specific recommendations and strategies for actions to achieve the goals and objectives in this plan. This plan has been prepared to serve the following purposes:

- (1) to foster communication among local citizens, elected and appointed officials, and city staff by placing the city's intentions on display; and
- (2) to guide land use, capital improvements, public services, and private development decisions and associated government regulations that affect the character and economic vitality of the city of Smithville.

This Comprehensive Plan emphasizes planning as a process that guides political decision-making and the implementation of the plan by City officials, private developers, and active residents of the City of Smithville. Community leaders have provided a statement of their vision for the future. Consistent with that guiding vision, the plan includes goals and objectives derived from citizen input and professional analysis. The implementation strategies herein are designed to recommend specific actions to achieve the goals and objectives in this plan. The policies related to land use are represented graphically in the future land use map.

Most importantly, this Comprehensive Plan is a tool for the people of Smithville. It is their plan. While the base studies and goals of a long-range plan may remain valid and useful for the duration of the projected scope of the plan, circumstances within the time frame of the plan may require new objectives and policies to achieve the desired goals. This document and the accompanying maps reflect working policies that are to be evaluated periodically to keep up with urban change.

Major updates should be undertaken about every five to ten years, depending on the observed changes in the community. Special circumstances, such as the location of a major industry in town, may require more frequent updates.

City of Smithville Comprehensive Plan '97

IMPLEMENTATION

As stated above, the intent of the Comprehensive Plan is to guide both public and private investment decisions in locating and supporting new development. Neither the vision for Smithville nor the goals and objectives of this plan will be achieved without the individual efforts of local citizens acting together to implement the plan's policies.

The primary tools for implementing the comprehensive plan are the zoning and subdivision ordinances and the capital improvements program (CIP). Zoning and subdivision ordinances guide private development and coordinate private investment with public infrastructure. The CIP guides public investment in those roadways, storm drainage, water, wastewater, and other public facilities both in response to the private development market and in anticipation of growth in certain areas. These tools must be updated consistent with the Comprehensive Plan and made integral parts of routine decision-making by administrators and public officials. Financial implications of the plan should become part of the budget process as well.

ZONING ORDINANCE

The zoning ordinance gives more detail to the general land use designations on the future land use map and the plan policies. The site development requirements assure the quality of land use through the compatibility with adjacent land uses.

SUBDIVISION ORDINANCE

The subdivision ordinance implements the Comprehensive Plan by requiring the inclusion of major facilities, such as roadways and parks, in subdivisions, as appropriate, in accordance with the future land use map and the plan policies.

City of Smithville Comprehensive Plan '97

CAPITAL IMPROVEMENTS PROGRAM

Coordinating Planning, Engineering, Financing, and Construction of Public Projects

The capital improvements program (CIP) coordinates the city's capital projects from all departments into one multi-year program. Most CIPs run five years with the first year becoming part of the annual budget. The CIP should base its utility and other capital facilities extension plans on the data and adopted policies of the Comprehensive Plan.

Attracting More State and Federal Funds

A city with effective and ongoing comprehensive planning and capital improvements programming processes is better positioned to capture state and federal grants to build new infrastructure and to support public/private partnerships.

II. BASE STUDIES

EXISTING LAND USE

Hankamer Consulting staff inventoried the existing land use in the city and the extra-territorial jurisdiction (ETJ) on September 26 and October 8, 1996, and January 2, 1997 (Maps II-1 and II-2). Land uses are classified according to five main categories. Each category, except for *Institutional*, is further divided into sub-categories as follows:

Residential

- (1) Single Family
- (2) Duplex
- (3) Multi-Family
- (4) Manufactured and Mobile Homes

Commercial

- (1) Retail
- (2) Office/Professional Services (including personal services, such as beauty shops)

Industrial

- (1) Light Industrial/ Heavy Commercial (including warehouse and commercial services)
- (2) Heavy Industrial

Open Space

- (1) Parks/Recreational Open Space
- (2) Vacant Developed
- (3) Vacant Undeveloped
- (4) Agriculture (cultivated and range land--five or more acres)

Institutional uses, although not mapped as separate sub-categories, include both public and semi-public uses. Examples of institutional uses are churches, schools, hospitals, clinics, nursing homes, and government buildings and land other than parks.

The incorporated area of the city of Smithville is approximately 2,190 acres (Table II-1). Total acreage of the planning area, which includes the half-mile ETJ, is 6,878 acres. Since completion of the land use inventory conducted in 1987 for the 1988 *City of Smithville Master Plan*, approximately 772 acres of land have been added to the city's incorporated area. Most of the 772 acres consists of additional right-of-way (r-o-w), agricultural, and vacant undeveloped land.

City of Smithville Comprehensive Plan '97

TABLE II-1
EXISTING LAND USE
City of Smithville Comprehensive Plan

LAND USE	City Area (acres)	Acres/ 100 Persons	% of Total	% of Total Developed
<i>Residential</i>				
Single Family	418.524	10.73	19.11%	27.27%
Manufactured Home	33.47	0.85	1.53%	2.18%
Duplex	7.46	0.19	0.34%	0.49%
Multi-Family	1.69	0.04	0.08%	0.11%
Total Residential	461.13	11.82	21.05%	30.04%
<i>Commercial</i>				
Commercial/Retail	16.04	0.41	0.73%	1.05%
Office	4.92	0.13	0.22%	0.32%
Total Commercial	20.96	0.54	0.95%	1.37%
<i>Public/Institutional</i>	158.51	4.06	7.24%	10.33%
Total Institutional	158.51	4.06	7.24%	10.33%
<i>Industrial</i>				
Heavy Commercial	12.65	0.32	0.58%	0.82%
Industrial	100.92	2.59	4.61%	6.57%
Total Industrial	113.57	2.91	5.19%	7.40%
<i>Street R-O-W</i>				
Total Street R-O-W	588.31	16.24	26.86%	38.00%
<i>Open Space</i>				
Park/Recreation	54.79	1.40	2.50%	3.57%
Agriculture	586.15	13.87	26.76%	
Vacant Developed	143.29	3.67	6.54%	9.33%
Vacant Undeveloped	63.76	1.63	2.91%	
Total Open Space	847.99	20.57	36.66%	12.90%
TOTAL	2190.47	56.14	100%	100%
Total Developed	1540.56	40.64	70.33%	
Total Undeveloped	649.91	15.50	29.67%	

Source: Hankamer Consulting field survey

**MAP II-1: EXISTING LAND USE
(COLOR)**

City of Smithville Comprehensive Plan '97

**MAP II-2: EXISTING LAND USE: CENTRAL AREA
(COLOR)**

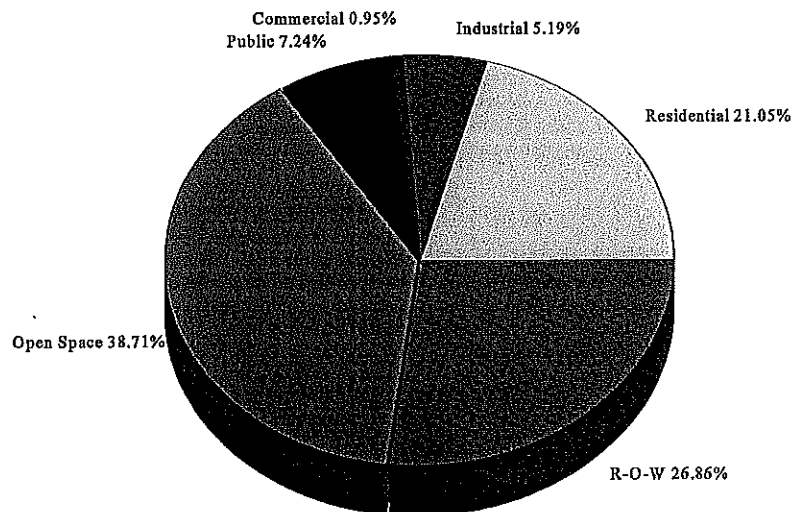
City of Smithville Comprehensive Plan '97

City of Smithville Comprehensive Plan '97

Since 1987, residential land uses as a percentage of the total developed area within the corporate limits have decreased by 33.77%. Commercial and industrial uses have decreased by 5.8%. The percentage of residential land use has decreased because of the proportional increase in other land uses such as street r-o-w, park lands, and public/institutional facilities.¹

Approximately 72% of the land within the city limits is developed. This figure includes developed lots, parks, vacant developed land, and associated street right-of-way. Vacant developed land is defined as land that has been platted and is served by streets and utilities. Undeveloped acreage includes agricultural lands as well as vacant undeveloped lands. Open space, both developed and undeveloped, constitutes nearly 36% of the land in the incorporated area (Figure II-1).

FIGURE II-1
EXISTING LAND USE
City of Smithville Comprehensive Plan

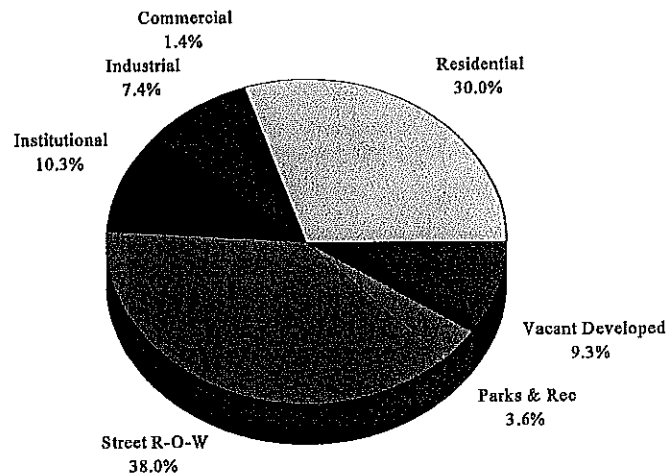


¹It should be noted that comparing change in land use in terms of percentages eliminates the need for concern over the different levels of precision in the maps prepared in 1987, which were drawn and measured manually, and the current maps, which were prepared with a computerized mapping system, or geographic information systems (GIS).

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Residential development comprises 30.04% of the total developed area in Smithville (Figure II-2). Developed area includes all land uses except for agricultural and vacant undeveloped. Single family homes account for 27.27% of the total developed area and 90.7% of the area devoted to residential use. Mobile homes account for 2.18% of the total developed area and 7.2% of the area devoted to residential use. Multi-family has the least acreage devoted to residential housing at 0.36%, just 0.11% of the total developed area.

FIGURE II-2
CURRENT DEVELOPED AREA
City of Smithville Comprehensive Plan



INVENTORY OF EXISTING HOUSING

The existing land use survey conducted on September 26 and October 8, 1996, and checked on January 2, 1997, also included a field survey of existing housing conditions (Map II-3). The physical condition of each structure was noted; and dwelling units were classified as standard,

MAP II-3: EXISTING HOUSING INVENTORY

City of Smithville Comprehensive Plan '97

City of Smithville Comprehensive Plan '97

deteriorating, or dilapidated. In addition, it was noted whether the unit appeared occupied and, if not, whether the unit had been abandoned. The total number of housing units includes all vacant and abandoned dwelling units (Table II-2).

TABLE II-2
HOUSING CONDITION
City of Smithville Comprehensive Plan

HOUSING TYPE	TOTAL	STANDARD	DETERIORATING	DILAPIDATED
Single Family	1163(76.06%)	992	150	21
Occupied	1135	986	138	11
Vacant	19	6	10	3
Abandoned	9	0	2	7
Mobile Home	174 (11.38%)	145	27	2
Occupied	172	145	27	0
Vacant	2	0	0	2
Abandoned	0	0	0	0
Duplex	148 (9.68%)	148	0	0
Occupied	148	148	0	0
Vacant	0	0	0	0
Abandoned	0	0	0	0
Multi-Family	44 (2.88%)	44	0	0
Occupied	44	44	0	0
Vacant	0	0	0	0
Abandoned	0	0	0	0
TOTAL UNITS	1529 (100%)	1329 (86.92%)	177 (11.63%)	23 (1.50%)

For the purpose of this document, a standard structure was defined as one that needed little or no repairs and was structurally stable. The unit may have been in need of minor maintenance such as painting or yard work but the structure's foundation, roof, and framing appeared to be sound. Size and apparent market value of the residence were not considered in these criteria.

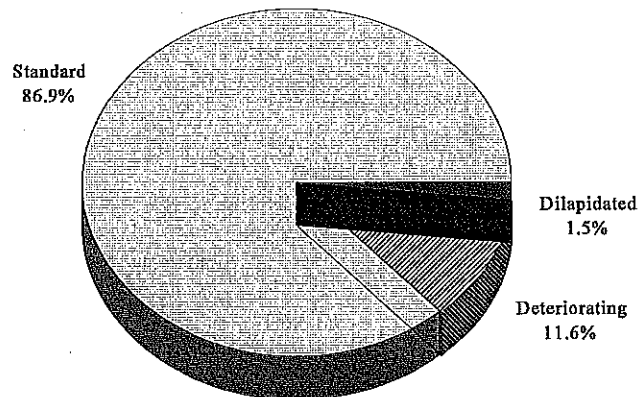
City of Smithville Comprehensive Plan '97

Substandard structures were those classified as either deteriorating or dilapidated. A deteriorating unit was one which showed definite signs of structural weakness and need for extensive repair. Houses with visible evidence of shifting or otherwise weak foundations, a loss of squareness of frame, or the need for a new roof were classified as deteriorating. Dilapidated units were so designated because they appeared to be a health or safety hazard based upon their physical condition. The dilapidated classification for a structure was given based on a combination of structural problems, such as lack of part or all of the roof, boarded up windows, evidence of fire damage, loss or lack of squareness of frame, and exterior walls with holes or inadequate coverings, such as tar paper or unprotected plywood. The generally poor condition of housing in the south and southeast part of the city may reflect lower household income levels; families may be less likely to be able to afford a quality home in the first place and, also, may have less disposable income to spend on maintenance.

As Table II-2 indicates, 1,329 dwelling units (86.92%) are in standard condition, 177 (11.58%) are in deteriorating condition, and 23 (1.50%) are dilapidated (Figure II-3). Of the 1529 housing units, 21 units (1.37%) were observed to be vacant and another nine (0.59%) to be abandoned, giving the city of Smithville an occupancy rate of 98%. The homeowner vacancy rate in 1990, according to the census, however, was 5.8%. Since it is somewhat difficult to determine whether a residence is vacant from a windshield survey, the current occupancy rate is probably somewhere between the observed rate and the 1990 reported level.

A survey was also completed for the area that fell within Smithville's extra-territorial jurisdiction (ETJ). Smithville's ETJ is defined as the land that extends 0.5 miles from the city limits. Within the ETJ, there was total of 65 housing units of which 22 (33.85%) were single family homes, where 20 were in standard condition. Of the two remaining units, one was classified as deteriorating, and the other as dilapidated and abandoned. The majority of the housing units lying within the ETJ are duplexes (40 units) located in the Quail Run Subdivision, all of which are standard. The remaining housing units were three mobile homes in standard condition.

FIGURE II-3
HOUSING CONDITION
City of Smithville Comprehensive Plan

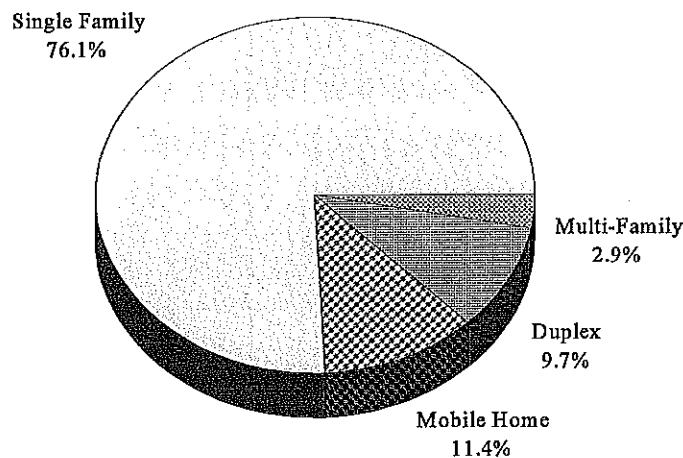


The majority of the city's residences (76.06%) is single family dwellings (Figure II-4). Mobile homes comprise 11.38% of all residences. The single family and manufactured homes comprise 1,337 units, or 87.44% of the housing stock. Multi-family residences, including duplexes (9.68%) and apartments (2.88%), lend diversity to the city's overall housing stock.

A determination of whether the housing units were owner or renter occupied was attempted during the housing condition survey. Due to the difficulty of determining such status from a visual survey, it was assumed that all single family units, including mobile homes, were owner occupied. The 1990 Census, however, indicates a substantial amount of rental housing units. According to the

census, 858 (67.5%) of the 1,272 occupied housing units were owner occupied and 414 (32.5%) were renter occupied.

FIGURE II-4
HOUSING INVENTORY
City of Smithville Comprehensive Plan



HOUSING ANALYSIS

According to the 1990 Census, nearly 12% of the housing stock (188 housing units) was built between 1980 and 1989, 59% was built from 1940 to 1979, and 29% was built in or before 1939. Out of 702 specified owner occupied units 425 (60.5%) were valued at less than \$50,000, and 242 (34.5%) were valued between \$50,000 and \$99,000. Median worth of owner-specified homes was \$42,600 at the time of the 1990 census.

Most homes have access to adequate services. The Census indicated that 38 housing units (2.5%) lacked complete plumbing facilities, and 34 housing units (2.2%) lacked complete kitchen

City of Smithville Comprehensive Plan '97

facilities. All but five housing units received water from either a public system or a private company. The majority of the housing units (96.1%) was served by Smithville's wastewater collection and treatment system. The remainder (about 60 units) was served by septic tanks, cesspools, or other means.

The different types of fuel used by percentage of total customers were 82.6% for natural gas; 2.7% for bottled, tank, or LP gas; 12.7% for electricity; 0.5% for fuel oil or kerosine; and 1.6% for some other energy source.

Affordability is an important consideration when determining the adequacy of the available housing stock. According to the 1990 census, 38% of owner occupied housing units had a mortgage while the remaining 62% were not mortgaged. Of the homeowners sampled with a mortgage, median selected monthly owner costs were \$570, or 20.6% of the median monthly household income. For those without a mortgage, median monthly costs were \$163, or 17.4% of the median household income. For renter-occupied units, median gross rent was \$273, or 28.5% of median household income.

Due to Smithville's steady population growth since the early 1990s and a lack of new units, there is a housing supply problem in the city. People moving to the area are having problems finding available units, as a consequence they have no choice but to live elsewhere although they would prefer to live in Smithville. There are small subdivision projects in progress, but it appears as though housing supply is reacting to individual demand rather than speculation on an increasing demand for housing in the future. Subdividers in the Austin-area are ready to respond to housing needs, should they become a more pressing issue.

HOUSING PLAN FOR LOW AND MODERATE INCOME AREAS

THE NEED FOR AFFORDABLE HOUSING

The City of Smithville is partnering with Combined Community Action (a non-profit organization involved with elderly assistance through meals-on-wheels, nutrition, and weatherization programs) to secure HOME funds that will assist low to moderate income elderly citizens with

City of Smithville Comprehensive Plan '97

housing rehabilitation and weatherization. In addition to Combined Community Action (CCA), the Smithville Housing Authority currently manages about 100 units of low and moderate income housing in the Bluebonnet and Valleyview subdivisions. The Department of Housing and Urban Development (HUD), a division of the federal government, provides the majority of the funds to the housing authority by way of rent and utility subsidies for tenants. Additional income to the Housing Authority comes from the tenants' monthly rent.

The CCA is working to meet the needs of the growing elderly population. Of the 565 people in Smithville with a mobility or self-care limitation, 50% were over 65 years of age. There is one elderly care facility currently located in Smithville with 90 beds. According to the 1990 census, 22% of the population was 65 years or older, with 30.3% of persons over 65 living below the poverty level. As these figures indicate, continued support of affordable housing for the elderly and day-to-day assistance programs will help the community.

Another market response to the need for affordable housing is mobile home parks. This response would be true if a new industry were to locate in Smithville. Although this type of housing would be provided to residents working in Smithville, mobile parks are best located outside the city limits.

Within the city limits, manufactured housing that meets locally adopted design standards for single family construction could be included in single family residential districts. Design standards might require porches or gabled roofs. A manufactured housing district (MH) could be added to the zoning ordinance as a distinct area for manufactured housing on individual lots. In some cases, mobile home parks could function as temporary uses in high density residential areas that would be permanently developed for duplexes, triplexes, and apartments.

Manufactured housing is an affordable alternative to conventional single family housing and can be regulated to meet minimum density and design standards. Zero-lot-line garden homes on small lots are another affordable alternative favored by many senior citizens who want to continue owning a home without having to maintain much yard.

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In addition to developing guidelines for mobile home construction, the city should take advantage of the Farmer's Home Administration housing construction loan program to construct more rent subsidized housing for low and moderate income persons and the elderly. The Smithville Housing Authority and the CCA should also continue, and perhaps expand their efforts. A survey of all multi-family and low to moderate income housing on January 10, 1997 indicated a 100% occupancy rate, and even waiting lists, for privately-managed multi-family units and all subsidized housing. With such high demand for low to moderate- income housing, the City should consider zoning some of the newly annexed land on the east side of town for multi-family or high density residential development.

HOUSING STRATEGIES

Housing strategies to improve the quality and quantity of housing for the residents of Smithville, including the elderly, low to moderate income households, and new residents, are included in the plan policies summarized below:

1. The City should conduct ongoing review of building codes, zoning requirements, and subdivision design and development standards to allow for new technology and materials that will reduce the cost of housing and increase affordability.
2. The City should ensure that adequate infrastructure is extended in all parts of the city in order to increase the opportunities for builders to build affordable housing.
3. The City should set criteria for locating mobile home parks.
4. The City should provide access to low interest remodeling loans to low and moderate income families.
5. The City should continue to seek out HOME program funds in cooperation with Combined Community Action to rehabilitate substandard housing in the area.
6. The City should continue to use Community Development Block Grant funds for housing rehabilitation in low and moderate income areas.

City of Smithville Comprehensive Plan '97

7. The City should keep informed on the most current housing programs through ongoing contact with the Texas Department of Housing and Community Affairs.
8. The City should encourage the coordination of volunteer groups to help homeowners rehabilitate dilapidated housing which poses a threat to those living in or near the structure. Labor would be donated and the homeowner would cover the cost of materials.
9. The City should utilize historic preservation funds in combination with Community Development Block Grants to subsidize rehabilitation costs.
10. The City should continue supporting the efforts of Combined Community Action and the Smithville Housing Authority.
11. The City should take advantage of the Farmer's Home Administration housing construction loan program to construct more rent subsidized housing for low and moderate income persons and the elderly.

POPULATION

CHARACTERISTICS

According to the 1990 census, non-Hispanic whites accounted for 67% of the population in the city, blacks comprised 19%, and Hispanics comprised 14% (Table II-3). The 1990 census indicates that 565 Smithville residents, age 16 and over, had a mobility or self-care limitation, a 33% increase from 1980 likely related to an aging population in Smithville. In 1980, just 425 residents over the age of 16 had a transportation or work disability. From 1980 to 1990 the number of female heads of household remained stable, changing from 173 to 174 respectively.

CURRENT POPULATION ESTIMATES

An estimate of current population based on the 1996 housing inventory and average household sizes from the 1990 Census for single family and multi-family residential units is 3,853. This estimate can be verified by applying the 1990 Census average household size of 2.52 to the number of residential utility connections within the city. The total number of residential electric meters within the city limits as of May 1996 was 1,549. By applying the average household size

TABLE II-3
POPULATION CHARACTERISTICS
City of Smithville Comprehensive Plan

RACE	# of People 1990 Census	% of Total	# of People 1980 Census	% of Total	Percent Change
White (not Hispanic)	2147	67.2%	2424	69.9%	-11.4%
Black (not Hispanic)	603	18.8%	738	21.2%	-18.3%
Hispanic	446	14.0%	308	8.9%	44.8%
American Indian/Eskimo	0	0	0	0	0%
Asian/Pacific Islander	0	0	0	0	0
Other	0	0	0	0	0
TOTAL	3,196	100%	3,470	100%	
Handicapped*	565	17.7%	425	12.7%	32.9%
Female Heads of Household	173	13.6%	174	12.6%	-0.6%

Source: U.S. Census; *Handicapped defined as: mobility/self-care limitation in 1990 and work disability in 1980

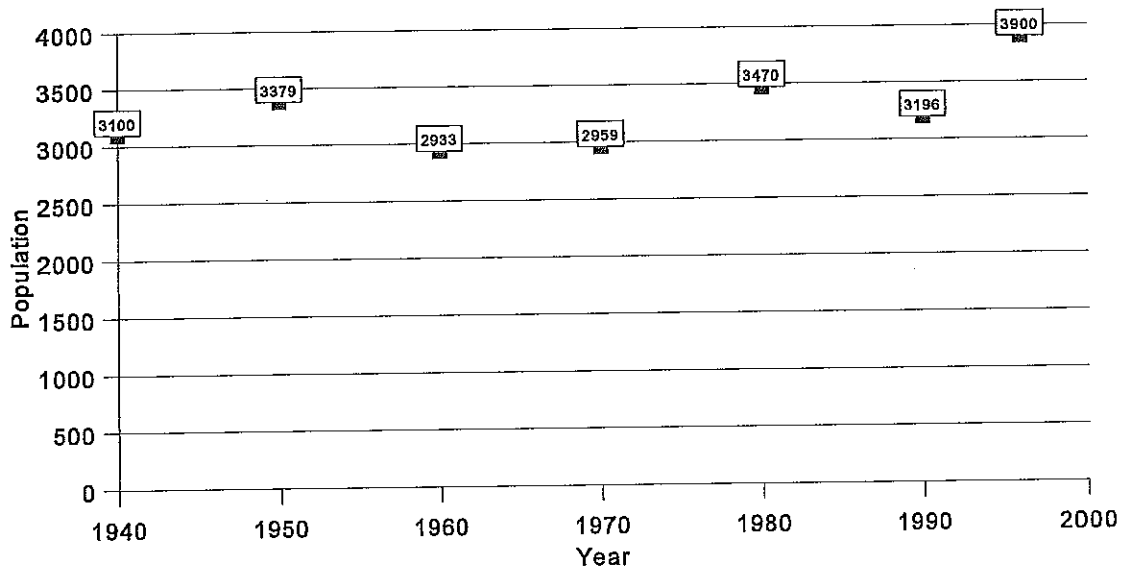
from the 1990 US Census, the estimated 1996 population is 3,903. Residential water meters totaled 1,543 in April 1996; by applying the same household size, the estimated 1996 population is 3,888.

For planning purposes, the estimated 1996 population for the city of Smithville is assumed to be 3,900. This estimate reflects a 22% population increase since 1990 and an annual growth rate of 3.67%. Figure II-5 plots census counts from 1940 to 1990 with the 1996 estimate.

POPULATION PROJECTIONS

Projecting the future population of a city is important to the planning effort. However, it should be noted that projections are based on assumptions and trends which are subject to change. For that reason, projections should be evaluated and revised frequently and should not be considered "predictions" of the future.

FIGURE II-5
HISTORIC POPULATION & 1996 ESTIMATE
City of Smithville Comprehensive Plan



Several assumptions have been made in projecting future population for the city of Smithville. One assumption is that the growth that the city has experienced since 1990 will continue at the same rate at least until the year 2000. This assumption produces a population projection for the year 2000 of 4,369, which will be used as a given point for projections past the year 2000. Another assumption is that a straight line projection of this trend past the year 2000 is at the high end of the range of reasonable growth expectations given historic trends prior to 1990 (Table II-4). This assumption is based on the facts that 1) accepted methodology usually calls for using a longer period than six years as the basis for a trend projection and 2) the inclusion of any census data prior to 1990 lowers the projection.

Given that a projection of historic trends dating back to 1940 falls well short of the current population estimate, using more current data for the projections seems reasonable. A straight linear regression using census data from 1980 and 1990 and the 1996 estimate yields a projected population

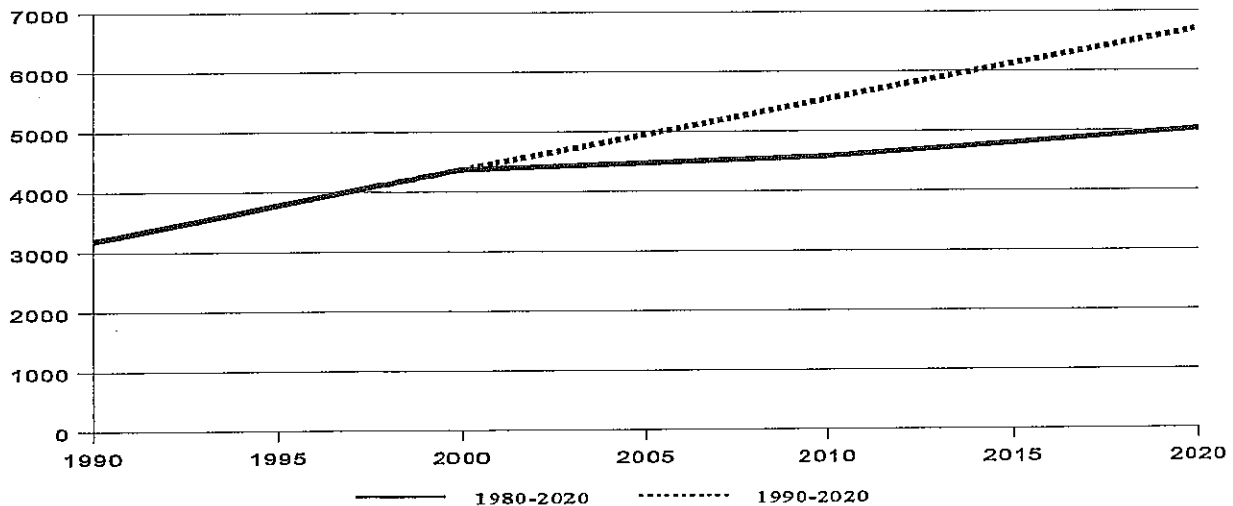
TABLE II-4
POPULATION PROJECTED TO 2020
City of Smithville Comprehensive Plan

YEAR	1990 Census	1996*	2000	2005	2010	2015	2020
High (1990-2020)	3,196	3,900	4,369	4,956	5,542	6,129	6,715
Moderate (1980-2020)	3,196	3,900	4,369	4,473	4,577	4,801	5,027

*Estimate

in the year 2000 that is lower than the 1996 estimate. This result is the reason for the assumption that current trends will continue to the year 2000. With this additional data point, trending from 1980 gives a more moderate yet still reasonable population projection past the year 2000 (Figure II-6).

FIGURE II-6
POPULATION PROJECTIONS
City of Smithville Comprehensive Plan



DEVELOPMENT POTENTIAL

ENVIRONMENTAL AND OTHER PHYSICAL CONSTRAINTS

Land Use Suitability

Some types of land most favorable to urbanization are also the most favorable for non-urban uses, such as agriculture. In addition, property configurations are often unbiased toward topography, vegetative cover, soil type, water courses, and other physical features. Development of property, however, can and should consider such environmental constraints in the siting and design of structures and other improvements. As the following sections suggest, topography, soil type and drainage must also be considered when determining land use suitability.

Topography

The city of Smithville is located on the banks of the Colorado River in the Lost Pines region of Central Texas. The elevation of the area ranges from approximately 315 feet along the river to approximately 400 feet in western parts of the city where the topography becomes more pronounced with rolling hills. Topography does not pose any constraints to development in Smithville except for flood prone areas along the Colorado River.

Flood Hazard Areas

Areas adjacent to the Colorado River pose some flooding hazards for the city of Smithville. The residential/agricultural area along Pecan Shores Drive is completely within the 100-year floodplain as well as a large tract on the south side of the City in the ETJ (Map V-2). Flooding occurs in the Colorado River, despite of the extensive system of dams above Smithville. Due to the regulation of water levels that the dams provide, however, there is ample warning to protect against loss of life but not necessarily loss of property.

Floodplains are not necessarily the most valuable in terms of development potential, however they are a benefit, ecologically, to plants and animals in the area. Wetlands and floodplains are critical to support species requiring a unique habitat that the floodplain creates.

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Soils

Soils are often a constraint to certain types of development. According to the US Department of Agriculture's Soil Survey of Bastrop County, the majority of the acreage in Smithville has, well-drained soils that are seldom, if ever, subject to flooding. The major soils on which the City is built are:

1. Smithville fine sandy loam
2. Axtell fine sandy loam
3. Bastrop fine sandy loam
4. Bosque loam
5. Lincoln soils
6. Krum silty clay

The majority of these soils (Smithville, Axtell, Bosque) are associated with flat areas that have little or no flooding because they are protected by dams; this groups of soils contains about 12 to 16 inches of sandy loam at the surface followed by sandy or loamy clay in the subsoil. Lincoln soils are located along north bank of the Colorado River adjacent to Loop 230, the surface layer is fine sand about 10 inches thick. The next 60 inches is slightly stratified loose fine sand. The Krum silty clay is found in old drainage ways of terraces, most of the acreage is used for crops; although it is a clayey soil, it is well-drained with moderately slow permeability and high available water capacity (Table II-5)

Engineering Considerations

Some environmental constraints posed by topography or soils can be addressed structurally as part of the building process. Possible engineering solutions include using tile subdrains under building slabs and other paved areas to compensate for the low permeability; lime or crushed limestone to stabilize soils and reduce the shrink swell potential; and finally, adequate steel reinforcement in concrete slabs, driveways, and sidewalks.

City of Smithville Comprehensive Plan '97

In the 100-year floodplains outside the flood hazard zones of the floodways, building can occur as long as the floodplain is not increased and foundations are at least one foot above the 100-year flood level. Floodplains are also inexpensive detention areas for drainage and can be attractive open space.

Adequacy of Public Facilities and Utilities

Like soils properties and topography, public utilities and facilities are basic in determining land use development. Water, wastewater, and streets are discussed in greater detail in the respective elements of this plan. With a few exceptions, like recently annexed areas east of town, these systems are meeting the immediate needs of the population. Police, fire, and school facilities appear to be adequate to serve the existing population though more detailed studies may be required to determine when new facilities may be needed. Recreational facilities are discussed in the "Recreation and Open Space Element" later in this plan. In general, public facilities and services must keep pace with new development. As appropriate, new development should incorporate extensions of utilities, streets, drainage, and neighborhood parks into subdivision plats and construction plans.

Other Man-Made Constraints

Man-made constraints are those structures that, because of their size or nature, act as barriers to development or movement of traffic. The railroad crossings in Smithville impede the flow of traffic, particularly traffic on Royston St. from the north and Gazley St. from the south. The limited access highway that forms the northern city limits of Smithville also creates a barrier; because the highway can only be crossed in designated areas. Although the highway and the railroad can inhibit traffic circulation, they are assets to the development and economic viability of the community.

POTENTIAL GROWTH AREAS

Smithville has been experiencing steady infill growth for many years and additional land has been annexed since the last Comprehensive Plan was completed. There are still many vacant

TABLE II-5
ENGINEERING CONSIDERATIONS
City of Smithville Comprehensive Plan

Soil Type	Limitations			
	Dwellings without Basements	Shallow Excavations	Local Roads and Streets	Drainage of Crops and Pasture
Smithville fine sandy loams	Severe: floods	Moderate: floods	Moderate: floods; shrink-swell	Favorable
Bosque loam	Severe: floods	Moderate: floods too clayey	Moderate; low strength	Not needed
Lincoln soils	Severe: floods	Severe: cut-banks cave in	Severe: floods	Floods
Axtell fine sandy loam	Severe: low-strength, shrink-swell	Severe: too clayey	Severe; low-strength, shrink-swell	Percs slowly
Bastrop fine sandy loam	Slight	Slight	Moderate: low strength	Not needed
Krum silty clay	Severe: low-strength, shrink-swell	Severe: cut banks cave in	Severe: shrink-swell	Not needed

Key to soil limitations:

Slight: soil properties are generally favorable, limitations are minor and easy to overcome.

Moderate: some soil properties are unfavorable but can be overcome or modified by special planning and design.

Severe: soil properties are so unfavorable and so difficult to correct or overcome as to require major soil reclamation, special design or intensive maintenance.

Source: *Soil Survey of Bastrop County*, Soil Conservation Service, US Department of Agriculture

developed lots (platted lots within the city limits with direct access to public services currently without structures), and infill potential still exists within these areas. However, floodways and floodplains constrain the development of a few of these existing lots. Additional growth potential exists in the northeastern parts of town outside the floodplain. Smithville's growth potential is

City of Smithville Comprehensive Plan '97

somewhat constrained by land in the Colorado River's floodplain to the north and south. However, large vacant undeveloped tracts within the city limits could be subdivided for further use in addition to recently annexed land adjacent to the intersection at Loop 230 and SH 71.

Based on a moderate projection, Smithville's projected population growth of 1,381 people from the time of the 1990 census to the year 2010 and 1,831 people by 2020 would require approximately 548 new housing units by 2010 and an additional 178 units by the year 2020 to maintain current occupancy levels. This figure translates into 24 units per year until 2020 at 2.52 persons per unit. The land required to accommodate this increase would be approximately 145 acres to maintain current density at five lots per acre. Recently annexed land suitable for residential development amounts to approximately 330 acres, an adequate amount to accommodate for residential, commercial, and industrial growth in the area. The potential for infill growth also exists, especially in residential areas. Map II-4 reflects a forecast of how the population could be distributed in the year 2010 using an infill approach where suitable.

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MAP II-4: POPULATION DISTRIBUTION

City of Smithville Comprehensive Plan '97

III. GUIDELINES FOR GROWTH

URBAN PLANNING PRINCIPLES

GROWTH MANAGEMENT

As stated in the 1988 *Master Plan*:

Growth management is a conscious attempt by local government to influence the character of future development within its jurisdiction. As a comprehensive land use planning system, growth management addresses the rate, amount, type, location, and quality of growth and development. The goals, objectives, and implementation strategies that comprise the city's policies toward growth and development state local government's intentions in managing growth.

The rate of growth is managed to prevent demands for public facilities and services from outstripping the city's ability to construct those facilities and to provide adequate levels of service. The coordination of the construction of public facilities and the provision of public services is achieved through a capital improvements program based on facilities and service plans. The city's budgeting for facilities and services is based on the per capita needs projected in this *Master Plan*. The rate of growth can be accelerated by the participation of private developers in the financing of growth-related facilities and services needs through the development process.

The amount of growth is determined by the natural carrying capacity of the land and public policy. Certain environmental constraints to development, such as floodplains and soil suitability for septic tanks, reduce the ability of a given area to accommodate growth above certain densities. Public policy setting minimum lot sizes, densities, and intensities of development further limit the total amount of growth that is physically possible for a given area.

Regulating the type, location, and quality of development is also within the police power of local governments to protect the health, safety, morals, and general welfare of its citizens. The locational criteria, the future land use map, and specific standards included in the city's land development ordinances are the implementing elements of such regulation.

Growth management, therefore, is neither anti-growth nor pro-growth; rather, it is responsible growth. A successful growth management program in Smithville will require the cooperation and participation of both the public and the private sectors in building a total community consistent with the adopted policies of this *Master Plan* and the desires of the people of Smithville.¹

¹*City of Smithville, Texas, Master Plan*, Randy Hankamer, AICP, Community Land Resources, Inc., Austin, Texas, January 1988.

City of Smithville Comprehensive Plan '97

This publication of the *Smithville Comprehensive Plan '97*, includes the Base Studies, Guidelines for Growth (policies), Land Use, Thoroughfares, Street Conditions, Drainage, Central Business District, Economic Development, Recreation and Open Space, Water System, Wastewater System, and Capital Improvements elements in addition to zoning and subdivision ordinances. Each of these elements relates its respective functional area to the implementation of the policies in those elements, the general policies herein, the Future Land Use Map, and the long range vision for Smithville.

TOWN FORM

As with the 1988 *Master Plan*, the policy statements in this element of the *Comprehensive Plan '97* imply active municipal participation in the delineation of town form through community development projects and land use controls. This role is traditional for city government. The City's ability to use zoning and subdivision controls affects the transportation system, the utility system, and existing residents, as well as new development. The cumulative effect of public and private development decisions is either to enhance or detract from the quality of life in Smithville.

Trying to guide a city's growth is a complex task with results that are difficult to predict. For example, there is a tendency for intensive development, such as commercial, industrial, and high-density residential development, to locate along major traffic corridors for visibility and accessibility. At the beginning of this process, development is spotty and does not necessarily create traffic problems or visual blights. But as strip development begins to fill in, traffic can become a problem due to the volume generated and the movement conflicts created by uncontrolled access to major streets. Also, competition for the visibility that originally attracted commercial development to the strip intensifies to the point of visual confusion. The planning model presented below addresses these issues and others conceptually.

City of Smithville Comprehensive Plan '97

THE PLANNING MODEL

The corridor concept adopted in the 1988 *Master Plan* has been refined herein by defining the relationship of development along traffic corridors to the adjacent neighborhoods. The primary functions of the concept are as follows:

1. Keep non-residential uses from intruding into the residential fabric of the city.
2. Create access to non-residential development via shared parking entries at or near controlled intersections rather than from multiple driveways to individual businesses on major thoroughfares.
3. Locate commercial uses, other than neighborhood commercial uses, downtown and on major thoroughfares, primarily at intersections with other major thoroughfares or collector streets.
4. Multi-family residential development should be located on collector streets rather than major thoroughfares but not on local streets.
5. Industrial land uses should be located on major thoroughfares or along the railroad tracks.
6. As Smithville grows, there may be a need to provide limited retail commercial development at the intersections of certain collector streets to serve residential neighborhoods at the location of the higher density residential development.

IMPLEMENTATION

The primary tools for implementing a comprehensive plan are the zoning and subdivision ordinances and the capital improvements program (CIP). Zoning and subdivision ordinances guide private development and coordinate private investment with public infrastructure. The CIP guides public investment in those roadways, storm drainage, water, wastewater, and other public facilities both in response to the private development market and in anticipation of growth in certain areas.

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As stated previously, the intent of the *Comprehensive Plan '97* is to guide both public and private investment decisions in locating and supporting new development.

Zoning Ordinance

The zoning ordinance gives more detail to the general land use designations on the future land use map and the plan policies. The site development requirements assure the quality of land use through compatibility with adjacent land uses.

Subdivision Ordinance

The subdivision ordinance implements the *Comprehensive Plan '97* by requiring the inclusion of major facilities, such as roadways and parks, in subdivisions, as appropriate, in accordance with the Future Land Use Map and the plan policies.

Capital Improvements Program

The capital improvements program (CIP) coordinates the city's capital projects from all departments into one multi-year program. Most CIPs run five years with the first year becoming part of the annual budget. The CIP should base its utility and other capital facilities extension plans on the data and adopted policies of the *Comprehensive Plan '97*. A city with effective and ongoing comprehensive planning and capital improvements programming processes is better positioned to capture state and federal grants to build new infrastructure and to support public/private partnerships.

VISION STATEMENT

TO BE AN ACTIVE, COOPERATIVE COMMUNITY MAINTAINING A SENSE OF PRIDE AND QUALITY OF LIFE FOR ALL RESIDENTS BY STRIVING FOR AN ECONOMICALLY VIABLE, SAFE, CLEAN, WELL-EDUCATED, AND WELL-PLANNED COMMUNITY WITH A THRIVING LOCAL ECONOMY IN SMALL BUT TECHNOLOGICALLY ADVANCED INDUSTRIES AND BUSINESSES.

GOALS SUMMARY

GOAL 1: TO CONTINUE THE PLANNING PROCESS INITIATED WITH THE 1988 MASTER PLAN TO FOSTER PLANNED GROWTH IN SMITHVILLE WHILE MAINTAINING THE AMENITIES THAT A SMALL TOWN OFFERS

GOAL 2: TO IMPROVE THE QUALITY AND QUANTITY OF HOUSING FOR THE RESIDENTS OF SMITHVILLE, INCLUDING THE ELDERLY, LOW TO MODERATE INCOME HOUSEHOLDS, AND NEW RESIDENTS

GOAL 3: TO ATTRACT NEW BUSINESS AND INDUSTRY THAT WILL DIVERSIFY THE LOCAL ECONOMY AND PREVENT SMITHVILLE'S BECOMING DEPENDENT ON ONE OR A FEW MAJOR INDUSTRIES

GOAL 4: TO INCREASE EDUCATIONAL OPPORTUNITIES IN SMITHVILLE INCLUDING MORE TECHNOLOGY TRAINING AND BETTER PREPARATION FOR COLLEGE AND THE WORKFORCE

GOAL 5: TO MAINTAIN AND ENHANCE THE QUALITY OF LIFE IN SMITHVILLE THROUGH THE PROMOTION OF A CLEAN ENVIRONMENT, EXISTING AND PROPOSED PARK FACILITIES, AND RECREATIONAL PROGRAMS

POLICIES

GOAL 1: TO CONTINUE THE PLANNING PROCESS INITIATED WITH THE 1988 *MASTER PLAN* TO FOSTER PLANNED GROWTH IN SMITHVILLE WHILE MAINTAINING THE AMENITIES THAT A SMALL TOWN HAS TO OFFER

Objective 1.1

To maintain base mapping, existing land use, and infrastructure data on a geographic information system (GIS)

Implementation Strategy 1.1-1

The City should obtain a desktop GIS for in-house use of the GIS files created for this Comprehensive Plan '97

Implementation Strategy 1.1-2

The city should maintain a current GIS data base reflecting changes in the city limits, subdivisions, and other input to the base map.

Implementation Strategy 1.1-3

Existing land use data should be updated as certificates of occupancy are issued (see Base Studies Element).

Implementation Strategy 1.1-4

As street paving occurs, the City should update the street condition map and the data file associated with the map with dates, materials, and specifications noted in the pavement management (see Streets and Thoroughfares Elements).

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Implementation Strategy 1.1-5

Water and wastewater maps should be updated as lines, valves, etc., are added, repaired, or replaced with date, materials, and specifications noted in the data files associated with each map feature (See Water System and Wastewater System Elements).

Implementation Strategy 1.1-6

Storm drainage system maps should be updated as drainage structures are added, repaired, or replaced with date, materials, and specifications noted in the data files associated with each map feature (See Storm Drainage System Element).

Implementation Strategy 1.1-7

Parks system maps should be updated and maintained regularly with date, materials, and specifications noted in the data files associated with each map feature (See Recreation and Open Space Element).

Implementation Strategy 1.1-8

Central Business District maps should be updated as recommended improvements, not elsewhere listed, are made with date, materials, and specifications noted in the data files associated with each map feature (See Central Business District Element).

Implementation Strategy 1.1-9

The City should update and maintain its capital improvements program (CIP) on GIS (See Capital Improvements Program Element).

Objective 1.2

To designate sufficient amounts of residential land use on the Future Land Use Map to allow market forces to respond to the demand for housing in all price ranges (see Land Use Element)

City of Smithville Comprehensive Plan '97

Implementation Strategy 1.2-1

Single family and duplex residences should front local streets served by collector streets connecting with highways or other arterials.

Implementation Strategy 1.2-2

Multi-family residential development should be located on collector streets rather than major thoroughfares but not on local streets.

Objective 1.3

To designate sufficient amounts of commercial land use on the Future Land Use Map to allow market forces to respond to the demand for retail and office development to serve local residents, tourists, and travelers (see Land Use Element)

Implementation Strategy 1.3-1

The Central Business District (CBD) should remain a mixed use commercial area that maintains the historic context for Smithville's economic identity.

Implementation Strategy 1.3-2

Shopping centers should be 3 to 10 acres in size and should be located at the intersection of two arterial streets or an arterial and a major collector street to support adjacent neighborhoods.

Implementation Strategy 1.3-3

Commercial strips that have extensive street frontage, other than in the CBD, should be of sufficient depth to allow access to and egress from intersecting streets in order to minimize the number of driveways and to prevent the need for cars to back into traffic.

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Implementation Strategy 1.3-4

Heavy commercial uses, such as machine shops and automobile repair shops, should be located on thoroughfares away from prime retail locations and adjacent to industrial areas unless there is a distinct relationship to other uses that demands proximity to those uses. (A gas station, which may also include a convenience store, would be a heavy commercial use that could be located in a neighborhood or community shopping center.)

Implementation Strategy 1.3-5

As Smithville grows, there may be a need to provide limited retail commercial development at the intersections of certain collector streets to serve residential neighborhoods at the location of the higher density residential development.

Objective 1.4

To designate sufficient amounts of industrial land use on the Future Land Use Map to reinforce existing industries and to take advantage of existing and proposed transportation systems and routes (see Land Use Element)

Implementation Strategy 1.4-1

Industrial land uses should be located on major thoroughfares or along the railroad tracks.

Implementation Strategy 1.4-2

The City should designate areas adjacent to the airport for industrial development.

Objective 1.5

To designate sufficient amounts of park land and open space to respond to the demand for outdoor recreation as residential areas grow (see Land Use Element and Recreation and Open Space Element)

Implementation Strategy 1.5-1

Community parks should be 7 to 15 acres in size, should have a service area radius of approximately a half mile, and should be developed in locations that do not require the crossing of a major highway for access. (Wherever possible, community parks should be located adjacent schools. Combined school/park sites should be approximately 25 acres for an elementary school, 50 acres for a junior high school, and 75 acres for a high school.)

Implementation Strategy 1.5-2

A city park should be at least 25 acres in size, should serve the current and future needs of the entire city, and should be developed in a location accessible by major roadways.

GOAL 2: TO IMPROVE THE QUALITY AND QUANTITY OF HOUSING FOR THE RESIDENTS OF SMITHVILLE, INCLUDING THE ELDERLY, LOW TO MODERATE INCOME HOUSEHOLDS, AND NEW RESIDENTS

Objective 2.1

To implement community strategies which enhance availability of private sector affordable housing.

Implementation Strategy 2.1-1

The City should conduct ongoing review of building codes, zoning requirements, and subdivision design and development standards to allow for new technology and materials that will reduce the cost of housing and increase affordability

Implementation Strategy 2.1-2

The City should ensure that adequate infrastructure is extended in all parts of the city in order to increase the opportunities for builders to build affordable housing.

Implementation Strategy 2.1-3

The city should set criteria for locating mobile home parks.

Objective 2.2

To improve the condition of the city's housing stock

Implementation Strategy 2.2-1

The City should provide access to low interest remodeling loans to low and moderate income families.

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Implementation Strategy 2.2-2

The City should continue to seek out HOME program funds in cooperation with Combined Community Action to rehabilitate substandard housing in the area.

Implementation Strategy 2.2-3

The City should continue to use Community Development Block Grant funds for housing rehabilitation in low and moderate income areas.

Implementation Strategy 2.2-4

The City should keep informed on the most current housing programs through ongoing contact with the Texas Department of Housing and Community Affairs.

Implementation Strategy 2.2-5

The City should encourage the coordination of volunteer groups to help homeowners rehabilitate dilapidated housing which poses a threat to those living in or near the structure. Labor would be donated and the homeowner would cover the cost of materials.

Implementation Strategy 2.2-6

The city should utilize historic preservation funds in combination with Community Development Block Grants to subsidize rehabilitation costs.

Implementation Strategy 2.2-7

The City should continue supporting the efforts of Combined Community Action and the Smithville Housing Authority.

Implementation Strategy 2.2-8

The City should take advantage of the Farmer's Home Administration housing construction loan program to construct more rent subsidized housing for low and moderate income persons and the elderly.

**GOAL 3: TO ATTRACT NEW BUSINESS AND INDUSTRY THAT WILL
DIVERSIFY THE LOCAL ECONOMY AND PREVENT SMITHVILLE'S
BECOMING DEPENDENT ON ONE OR A FEW MAJOR INDUSTRIES**

Objective 3.1

To support local business while also promoting Smithville to targeted industries.

Implementation Strategy 3.1-1

Members of the Economic Development Committee should coordinate a regional advertising campaign for Smithville businesses and events.

Implementation Strategy 3.1-2

The City should utilize the targeted industry study completed in 1996 as a guide to promoting Smithville to select companies.

Implementation Strategy 3.1-3

The City should promote the airport during and after its scheduled improvements as a resource for new and existing businesses.

Implementation Strategy 3.1-4

The City should use incentives of capital investment and reinvestment of tax dollars instead of tax abatements whenever possible to make the maximum beneficial impact of new growth and development on the community.

Objective 3.2

To reinforce existing business and industry

Implementation Strategy 3.2-1

The City should continue to explore different ways to utilize the railroad right-of-way for industrial and recreational uses.

Implementation Strategy 3.2-2

The City should promote its amenities and lifestyle through updated information and publications. These publications should be used as promotional material by various personnel departments including the Cancer Research Center, SISD, LCRA, the Union Pacific Railroad, and the Chamber of Commerce.

Implementation Strategy 3.2-3

As thoroughfares develop, the City should promote the downtown businesses and encouraging a diversity of services that would compete with the larger stores or restaurants that may locate along SH 71.

Implementation Strategy 3.2-4

Downtown merchants should establish and enforce minimum standards for maintenance and renovations of downtown buildings including appropriate signage.

**GOAL 4: TO INCREASE EDUCATIONAL OPPORTUNITIES IN
SMITHVILLE INCLUDING MORE TECHNOLOGY TRAINING AND
BETTER PREPARATION FOR COLLEGE AND THE WORKFORCE**

Objective 4.1

To increase the high tech vocational training at Smithville High School

Implementation Strategy 4.1-1

Increase Internet access by providing adequate access to computers in the public library and at least one computer per classroom in the SISD.

Implementation Strategy 4.1-2

The City should encourage greater usage of existing or proposed public computer facilities making computer classes available to the general public at either the high school or the library.

Implementation Strategy 4.1-3

The SISD should work together with the hospital and the Cancer Research Center to create internships for those interested in health professions.

Objective 4.2

To expand educational and recreational opportunities for teens

Implementation Strategy 4.2-1

Advanced placement course curriculum should be expanded from English, History, Chemistry, Biology, and Environmental Science to include also Spanish, Calculus, and Physics.

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Implementation Strategy 4.2-2

The City should encourage the SISD to develop a program in which high school students to work in after-school and summer recreation programs.

Implementation Strategy 4.2-3

Along with more computers in the SISD, the city should encourage the high school to develop a high school class or computer club for students interested in learning more about the Internet and perhaps create and manage an SISD web page.

GOAL 5: TO MAINTAIN AND ENHANCE THE QUALITY OF LIFE IN SMITHVILLE THROUGH THE PROMOTION OF A CLEAN AND SAFE ENVIRONMENT, EXISTING AND PROPOSED PARK FACILITIES, AND RECREATIONAL PROGRAMS

Objective 5.1

To continue support for the Keep Smithville Beautiful committee and the Smithville Recycling Center

Implementation Strategy 5.1-1

The Recycling Center should monitor markets for value added- recycled products and recycled commodities and encourage donations of those products in a timely manner.

Implementation Strategy 5.1-2

Volunteers should create and maintain entrances to Smithville displaying the new city limits giving the city a better sense of continuity in recently annexed areas.

Implementation Strategy 5.1-3

The City should plant trees in newly annexed areas that were formerly used for agriculture, after right-of-way and plats have been approved.

Objective 5.2

To expand park facilities and programing as funding permits (see Recreation and Open Space Element)

Implementation Strategy 5.2-1

The City should involve teenage residents in summer sports and arts programs targeted toward area youth.

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Implementation Strategy 5.2-2

The City should construct kitchen facilities at Riverbend Park in order to get maximum usage of the facility.

Implementation Strategy 5.2-3

The City should construct a municipal pool to be shared with the SISD

Implementation Strategy 5.2-4

The City should create a plan for a network of hike and bike trails in newly annexed areas while their development is still in the planning stages.

Implementation Strategy 5.2-5

The City should actively pursue Texas Park and Wildlife grant awards for the construction of new park facilities.

Objective 5.3

To maintain high quality of police and fire protection, competent emergency medical services (EMS), libraries, museums, parks, community center, public health services and hospital facilities

Implementation Strategy 5.3-1

The siting and timing of public facilities should be consistent with the Future Land Use Map and growth projections in this map.

Implementation Strategy 5.3-2

The City should work cooperatively with Union Pacific Railroad officials to ensure that crossing, switching, and other operations do not block intersections for extended periods of time in an effort to maximize the provision of emergency services and school-related routes.

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Implementation Strategy 5.3-3

The City should expand the current public library.

Implementation Strategy 5.3-4

Citizen participation in all aspects including design and function of the new recreation and community center with a scheduled completion date of 1998.

Implementation Strategy 5.3-5

The city should monitor changes in the growing elderly population in Smithville and make adjustments to transit, services, and health facilities to accommodate their increasing needs.