

STRATEGIES

ASK THE EXPERTS

How has land planning in Central Texas changed in recent years?

Developers' definition of the region has expanded tremendously in recent years, putting enormous pressure on cities throughout Central Texas to revise and create new ordinances to address the growth. That, in turn, makes it essential for land planners to attend the public hearings and information sessions associated with the new rules and regulations – thus ensuring the greatest understanding of how such changes impact their clients. Stricter commercial design standards and vertically-oriented, mixed-use projects are particularly hot trends we are noticing cities favor in their major urban sections.



Paul Linehan
President
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Land planning in Central Texas is evolving from a reactive style of fractured development to a proactive methodology. This helps establish a compatible understanding of the natural and built environments. Throughout the region, sustainability will be the driving factor for development in the near future. Not just in architecture and materials, but also in neighborhood planning and design.



Duane Hutson
Planning department manager
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There are now three critical master-planning "musts." First, design and planning must solve the owner's initial program requirements for economic functionality and aesthetics. Second, the land planner's crystal ball must consider many more hypothetical scenarios to confirm future planning flexibility for the inevitable and unexpected changes in the owner's needs. Third, the land planning must conclude with having secured long-term development entitlements to minimize the need to ask for permission a second time. It's invariably about money and speed, but not always in that order.



Jim Susman
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