

# A

## Introduction

- A-1 What is a Comprehensive Plan?
- A-2 Plan Implementation
- A-3 Planning Process
- A-4 How to Use this Plan
- A-5 Legal Basis for Planning





## A-1 What is a Comprehensive Plan?

A comprehensive plan is a policy document that serves as a guide for public and private decision-making, affecting a municipality's future growth and development for the next 20 to 30 years. Comprehensive plans are long-range planning tools created through an extensive analysis process coupled with meaningful community engagement. The resulting document establishes the vision and goals of a community, provides policy recommendations, and identifies implementation strategies for City staff, City Council, boards, and citizens.

### *Comprehensive Plan Objectives*

- **Manage future growth** within a municipality
- Provide a **framework for land use compatibility**
- Plan for **efficiency within public services**
- Identify public and private **investment opportunities**

## A-2 Plan Implementation

The Greenville Forward Comprehensive Plan has been developed for long-range vision planning and practical implementation. In Texas, policy recommendations are applied through the adoption of updates to the City's zoning ordinances, subdivision code, and capital improvement programs.

Due to continual change and shifting needs over time, comprehensive plans should be updated every five years to ensure that changing variables are being addressed in future decision-making. In the interim, all recommendations within this document should be reviewed yearly along with any actions that have been implemented to date.

## A-3 Planning Process

The Greenville Forward Comprehensive Plan results from an extensive process with city staff, community members, and local stakeholders. The planning team hosted a series of meetings with stakeholders beginning in the fall of 2019. The planning process was briefly paused in the spring of 2020 due to COVID-19 but resumed with Advisory Committee meetings in June 2020 and public workshops in August 2020. The planning team collaborated with City staff to determine the City's vision for Greenville Forward, then collected input and ideas from community members to better understand the public's desires and concerns.

## A-4 How to Use this Plan

Greenville Forward is a guiding document comprised of eight (8) chapters. Each chapter begins by introducing relevant goals and ends by outlining recommended actions to achieve these goals. The vision, goals, and actions developed in this plan are designed to guide the decision-making of current and future community leaders for the next 5 to 20 years.



### VISION

This plan establishes a vision for the future of Greenville with a holistic statement that represents the ideals put forth by the community. ***The vision of the City of Greenville is to build on our hometown values and rich heritage as a diverse community by providing quality, cost effective services to create an enjoyable, vibrant place where families and businesses choose to live, grow, and prosper.***

### GOALS

Defined by the community and stakeholders, each chapter will include a series of goals aligned with the chapter's theme. Goals are the desired result of the planning process that will guide the City's future development.

### ACTION

Each chapter concludes with a list of action items that may be implemented to achieve the goals laid out in the Greenville Forward Comprehensive Plan. Action items may include changes to regulatory policy and tools, capital improvement investments, partnerships with other entities, subsequent master plans focused on a specific area and/or securing funding to implement elements in the plan.

## A-5 Legal Basis for Planning

State law enables communities to ensure their citizens' health, safety, and welfare through the regulation of land use and development, including zoning, annexation, and comprehensive planning. However, such regulations must be based on a plan. City authority to create a comprehensive plan is enabled through Chapters 211, 212, and 213 of the Texas Local Government Code.

Chapter 211 allows the governing body of a community to adopt zoning. Chapter 212 allows the governing body of a community to regulate subdivision development within the city limits and within the Extraterritorial Jurisdiction (ETJ), which varies depending on the community's population. Chapter 213 allows the governing body of a community to create a comprehensive plan for the long-range development of the municipality. Basic recommendations for comprehensive planning address topics such as land use, transportation, and infrastructure but often include various other issues determined by the community.

It is important to note that by law, a comprehensive plan is not a zoning ordinance. Chapter 213 of the Local Government Code states: "a comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries." The comprehensive plan does, however, serve as a basis on which zoning decisions are made, as specified by Chapter 211. Therefore, the Greenville Forward Comprehensive Plan is an important tool in land use and development but does not replace or amend the Zoning Ordinance or Zoning Map of the City of Greenville.



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