

PLANNING AT THE EDGE

Houston-Galveston Area Council
**Fall Planning Workshop
for Local Governments**

November 9, 2018



AGENDA

8:00 a.m. **Registration and Breakfast**

8:30 a.m. **Welcome**

Chuck Wemple, Houston-Galveston Area Council
Gary Mitchell, AICP, APA Houston Section

8:45 a.m. **The Context**

Current and projected development trends in the H-GAC region

Jeff Taebel, FAICP, Houston-Galveston Area Council

9:15 a.m. **The Issues and Challenges**

Discussion from the city, municipal utility district, and legal perspective on the challenges of managing growth and development given limits on authority and revenue.

Moderator: Meredith Dang, AICP, Kendig Keast Collaborative
J. Grady Randle, Randle Law Office Ltd., L.L.P
Travis Tanner, AICP, City of Rosenberg
Ellen Hughes, Association of Water Board Directors and Fort Bend MUD 23

10:00 a.m. **Break**

10:15 a.m. **The Realities and Outlook**

Discussion with local elected officials on their approaches to promoting quality growth.

Moderator: Jeff Taebel, FAICP, Houston-Galveston Area Council
The Honorable Trey Duhon, Waller County Judge
The Honorable Andy Meyers, Fort Bend County Commissioner, Precinct 3
The Honorable Leonard Reed, Mayor, City of Willis

11:00 a.m. **The Tools**

What methods and opportunities can cities and counties pursue going forward (including non-annexation agreements, development agreements, and special districts).

Moderator: Gary Mitchell, AICP, Kendig Keast Collaborative
Trent Epperson, City of Pearland
Craig Farmer, FACIP, City of Weatherford
Art Pertile III, Olson & Olson, LLP

11:45 a.m. **Closing Thoughts**

Jeff Taebel, FAICP, Houston-Galveston Area Council
Gary Mitchell, AICP, APA Houston Section

11:45 a.m. **Lunch and Keynote Speaker**

What to expect in the 2019 Legislative Session pertaining to local planning.

Craig Farmer, FAICP, APA Texas Chapter

SPEAKERS

Chuck Wemple



Chuck Wemple is the Executive Director of the Houston-Galveston Area Council where he oversees all programs and services including transportation planning, community and economic development, public safety, aging services, and workforce development. He has extensive experience in addressing infrastructure, housing, small business, and economic recovery needs following natural disasters and economic downturns. He served as Chair of H-GAC's regional consortium for sustainable development which convened stakeholders from rural, suburban, and urban areas to establish priorities for improving quality of life, resiliency, access to opportunity, mobility, and community health for the 125 local governments within the H-GAC service area. The Houston-Galveston Area Council covers over 12,000 square miles along the upper Texas coast, includes 13 counties and over 100 cities and towns, with 6.6 million people.

Gary Mitchell



Gary Mitchell, AICP, is President of Kendig Keast Collaborative, a community planning firm based in Sugar Land. Mr. Mitchell has professional planning experience at the city, county, and regional levels since 1989. Over his career, he has completed a variety of plans and special studies addressing: land use, transportation, growth management and annexation, housing, economic development, infrastructure, community facilities, public services, bicycle/pedestrian circulation, parking, downtowns, neighborhoods, special districts, environmental and cultural resources, park systems and trail networks, historic preservation, urban design, and transit-supportive station area planning. His portfolio includes more than 40 comprehensive plans – in communities ranging from 2,000 to 200,000 people. During his time in consulting since 1999, 12 communities he has assisted have received awards from divisions of the American Planning Association (APA) for outstanding examples of urban planning. He is Director of the APA Houston Section.

Jeff Taebel



Jeff Taebel, FAICP, is the Director of Community and Environmental Planning at H-GAC where he oversees the agency's community and environmental planning, socioeconomic modeling, economic development, community enhancement, disaster recovery, and sustainable development initiatives. He has 35 years experience in urban and regional planning, including 31 in his current position. He is a past President of the Texas Chapter of the American Planning Association (APA) and served on the Urban Land Institute Houston District Council Executive Committee. His work has received local, state and national awards. In 2008, he was named a Fellow of the American Institute of Certified Planners and in 2013, he received Houston Tomorrow's inaugural Community Catalyst Award for his contributions to quality of life in the Houston region.

SPEAKERS

Meredith Dang



Meredith Dang, AICP, is a Senior Associate at Kendig Keast Collaborative. She has worked in both the public and private planning realms, including more than a decade with the Houston-Galveston Area Council. With a focus on land use, transportation, and environmental planning, Ms. Dang led a range of projects including comprehensive plans, regional best practice guides, funding and implementation studies, and land use and transportation studies. Ms. Dang has worked with a wide range of communities in the region, including counties, small cities, and various types of districts, to address planning and growth-related challenges. She is a skilled facilitator and is able to communicate technical planning topics with a wide variety of audiences, having led many stakeholder and public engagement processes.

J. Grady Randle



J. Grady Randle is the President of Randle Law Office Ltd., L.L.P. A Texas native, he concentrates his practice in the areas of real estate and municipal law in Houston and the surrounding counties. Mr. Randle handles a variety of real estate transactional and litigation matters, including oil and gas contracts, large commercial land and building purchases, and commercial landlord-tenant issues. His private sector clients include developers and property management companies. Mr. Randle also represents government entities and local municipalities in litigation, regulation, land development, zoning, land use, and other matters, and serves as a city attorney for five municipalities. In addition, Mr. Randle has a wealth of experience in the areas of business formation and litigation-related commercial contracts, business torts, construction, landlord-tenant law, trademarks, copyrights, wills, and probate. Mr. Randle has lectured for the State Bar of Texas and at other seminars.

Travis Tanner



Travis Tanner, AICP, is the Executive Director of Community Development for the City of Rosenberg. Mr. Tanner has 13 years of municipal planning experience having worked with cities throughout the region, including the cities of Sugar Land, Webster, and Rosenberg. Mr. Tanner oversees the Planning, Code Compliance, Health, and Parks departments for the City of Rosenberg. He also serves as the City's point of contact and liaison to the City Council for development, municipal utility district (MUD), and annexation matters.

SPEAKERS

Ellen Hughes



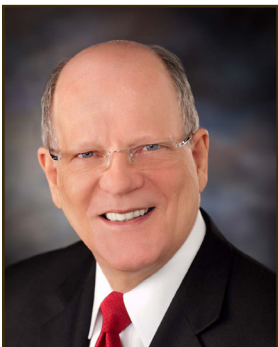
Ellen Hughes is the Gulf Coast Representative on the Board of Regional Trustees for the Association of Water Board Directors – Texas. She is also on the Board of Directors of the Fort Bend Municipal Utility District 23. Ms. Hughes has served on the MUD Board as a resident since 1996 and has been involved in the construction of a permanent Waste Water Treatment Plant, numerous water wells, park facilities, walking trails, and an administration building. She assisted in the implementation of critical back up measures through the installation of generators at all plants and lift stations and secured an interconnect with a neighboring MUD to ensure the community's safe drinking water supply is never interrupted. Ms. Hughes was also part of the four-year, district wide conversation to Smart Water Meters.

Hon. Trey Duhon



The Honorable Trey Duhon has served as Waller County Judge since 2015. Judge Duhon was recognized in 2011 as a "Star of Texas" by Texans Uniting for Reform and Freedom (TURF) for protecting private property rights, and in 2012 as "Citizen & Volunteer of the Year" by the Waller Area Chamber of Commerce for his efforts during the 2011 Tri-County wildfires. In addition to his duties as County Judge, he serves as President of the Waller County Sub-Regional Planning Commission, and is on the Board of Directors of the Houston Galveston Area Council. He is also a board member of the Waller County Juvenile Board and the Gulf Coast Rail District. Judge Duhon graduated from Texas A&M in 1992 and the University of Houston Law Center in 1995. He currently operates his own law practice in Waller.

Hon. Andy Meyers



The Honorable Andy Meyers has served as the Fort Bend County Commissioner, Precinct 3 since 1996. During his term in office, the Fort Bend County tax rate has been reduced by more than 33% despite the fact that the population of Fort Bend has doubled. Due to Precinct 3 being the fastest-growing commissioner's precinct in the state, Commissioner Meyers faces a unique challenge in his elected duties. Most of this growth is happening in the unincorporated areas of the County, outside of a city limits. Over 90% of Commissioner Meyers' constituents live in these unincorporated portions of Fort Bend County, which means that the County is the sole governmental entity responsible for providing services such as law enforcement, road construction and maintenance, libraries, flood control, and other basic community services. Commissioner Meyers is a graduate of LSU and has lived in Fort Bend County since 1976.

SPEAKERS

Hon. Leonard Reed



The Honorable Leonard Reed has served as Mayor of the city of Willis since May 2003. Mayor Reed is involved in many civic and community activities including Willis Lions Club; Texas Conference of Black Mayors; Montgomery County Chamber of Commerce, Board of Directors; Texas Municipal League Board of Directors, Current President; Small Cities Advisory Council, Past Chairman. Mayor Reed has been a resident of Willis for more than 50 years. He attended Colorado Community College, Federal Law Enforcement Training Center, and was a member of the United States Army as a Military Policeman. He is employed by Entergy of Texas as a Certified Occupational Safety Specialist.

Trent Epperson



Trent Epperson is the Assistant City Manager for the City of Pearland. He has been involved in delivery of a of approximately \$219 million in capital projects for the City. He is a member of the American Public Works Association, where he was named 2009 Professional Manager of the Year – Engineering & Technology. Mr. Epperson was part of a successful 2007 Bond Program referendum and developed the City's first Five-Year Capital Improvement Plan (CIP) Budget with the Finance Department. He created and implemented City of Pearland Delivery Model: strategies, policies and procedures for the Projects Department to improve project delivery, and implemented Pro-Trak: a web-based collaborative tool for project implementation and documentation. Mr. Epperson holds a Bachelor of Science Degree in Industrial Distribution from Texas A&M University.

Craig Farmer



Craig Farmer, FAICP, is the Director of Development and Neighborhood Services for the City of Weatherford and is the Network Liaison for American Planning Association Texas Chapter. He has served as Deputy City Manager for Planning and Economic Development for the City of Grand Prairie, Managing Director of Planning and Transportation for the City of Lubbock, Director of Planning for the City of Carrollton, and Planning Director for the City of McAllen. Mr. Farmer has extensive experience in zoning, platting, comprehensive plans, impact fees, transportation plans and streamlining the development process. He holds a Bachelors of Business Administration from the University of Texas at Austin and a Masters of Urban Planning from Texas A&M University. He is a Fellow of the American Institute of Certified Planners and a Charter Member, American Institute of Certified Planners.

SPEAKERS

Art Pertile III



Art Pertile III is a Partner at Olson & Olson, L.L.P. He earned his law degree at the University of Texas School of Law in 1986, and has devoted more than three decades of his legal career to the practice of public and municipal law, focusing on representing local government entities. He serves as General Counsel representing cities, counties, special districts, other local governmental entities and public officials across the State of Texas. He also serves as advisor to governmental clients in a variety of subject matter areas including annexation, zoning and land use regulation, subdivision regulation, economic development, employment, home-rule charters, utility franchising, land acquisition and eminent domain, building and construction regulations, and municipal incorporation. He provides legal advice to city councils, staff, and board and commission members on all areas of municipal law.

Today's presentations and resources will be available at

www.h-gac.com/go/fall-planning

The Houston Section of the American Planning Association (APA) is co-sponsor of this workshop and offers 4.0 CM credits for AICP continuing education.



NOTES



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