



CITY OF BROWNFIELD

2006 COMPREHENSIVE PLAN

TABLE OF CONTENTS

CHAPTER 1: BASELINE ANALYSIS

Introduction.....	1-1
Existing Social and Economic Characteristic Analysis.....	1-2
Existing Land Use and Neighborhood Characteristics Analysis	1-17
Plate 1-1: Existing Land Use	1-18
Existing Housing.....	1-25
Plate 1-2: Housing Conditions	1-32
Physical Constraints.....	1-33

CHAPTER 2: GOALS AND OBJECTIVES

Purpose.....	2-1
Definitions	2-1
Goals and Objectives	2-2

CHAPTER 3: THOROUGHFARE PLAN

Introduction.....	3-1
The Functional Classification System & Related Level of Service	3-2
Mobility & Access Regionally & Locally	3-5
Plate 3-1: Traffic Counts	3-6
Plate 3-2: Thoroughfare Plan	3-8
Meeting the Current and Future Needs of the City.....	3-10
Conclusion.....	3-12

CHAPTER 4: FUTURE LAND USE PLAN

Introduction.....	4-1
Extraterritorial Jurisdiction	4-1
The Balance of Land Uses – Location and Need	4-2
Future Land Use Plan Map.....	4-5
Plate 4-1: Future Land Use Plan Map	4-13
Administration of the Future Land Use Plan & Map Interpretation Policies.....	4-14
Projected Future Population	4-16
Ultimate Capacity	4-20
Land Use Policies.....	4-22
Conclusion.....	4-26

CHAPTER 5: IMAGE AND DESIGN PLAN

Introduction.....	5-1
Image-Related Elements to Consider	5-3
Supplemental Recommendations	5-14
Conclusion.....	5-15

CHAPTER 6: DOWNTOWN PLAN

Introduction.....	6-1
Definition of Downtown Brownfield	6-2
Existing Downtown Conditions	6-3
Existing Downtown Planning Efforts.....	6-5
Community Input.....	6-8
Downtown Goals.....	6-14
Downtown Recommendations and Implementation	6-15
Conclusion.....	6-27

CHAPTER 7: PARKS AND OPEN SPACE MASTER PLAN

Introduction and Demographics	7-1
Goals and Objectives	7-8
Plan Development Process and Service Area.....	7-11
Inventory of Areas and Facilities.....	7-13
Plate 7-1 Parks and Open Space.....	7-15
Area and Facility Concepts and Standards: Brownfield Park Classification System	7-16
Needs Assessment –Identification of Needs	7-21
Parks and Open Space Master Plan Recommendations	7-28
Plan Implementation and Prioritization of Needs.....	7-31

CHAPTER 8: ECONOMIC DEVELOPMENT PLAN

Introduction.....	8-1
Current Organizations Supporting Economic Development	8-1
Economic Characteristics	8-8
Existing Conditions and Recent Development	8-12
Economic Development Strategies and Recommendations.....	8-14
Conclusion.....	8-23

CHAPTER 9: HOUSING AND NEIGHBORHOODS PLAN

Introduction.....	9-1
Housing and Neighborhood Strategies for Developed Areas	9-3
Plate 9-1: Residential Strategies.....	9-5
Plate 9-2: Infill Development Areas	9-10
Maintaining Neighborhood Areas	9-11
Housing & Neighborhood Strategies for Planned, Undeveloped Residential Areas	9-13
Conclusion.....	9-15

CHAPTER 10: UTILITIES AND DRAINAGE PLAN

Introduction.....	10-1
The Water System.....	10-1
The Wastewater System	10-3
The Drainage System	10-3
Conclusion.....	10-6

CHAPTER II: PUBLIC FACILITIES ASSESSMENT

Introduction..... II-1
 Existing Public Facilities Assessment II-1
 Future Public Facility Needs..... II-4
 Conclusion..... II-5

CHAPTER 12: IMPLEMENTATION STRATEGIES

Introduction.....12-1
 The Roles of the Comprehensive Plan12-2
 Regulatory Mechanisms 12-3
 Capital Improvements Programming.....12-5
 Specific Implementation Recommendations 12-7
 Conclusion..... 12-10

APPENDIX A: VISUAL CHARACTER SURVEY (VCS) – OVERVIEW AND ANALYSIS

Introduction..... A-1
 Highlighted VCS Images A-2
 Summary of Highlighted VCS Images..... A-14
 The Hand-Out Questions..... A-15

APPENDIX B: VISUAL CHARACTER SURVEY (VCS) – ALL IMAGES AND FINAL SCORES

All Images and Final Scores B-1

PLATES

Plate 1-1: Existing Land Use1-18
 Plate 1-2: Housing Conditions 1-32
 Plate 3-1: Traffic Counts 3-6
 Plate 3-2: Thoroughfare Plan 3-8
 Plate 4-1: Future Land Use Plan Map 4-13
 Plate 7-1 Parks and Open Space..... 7-15
 Plate 9-1: Residential Strategies..... 9-5
 Plate 9-2: Infill Development Areas9-10