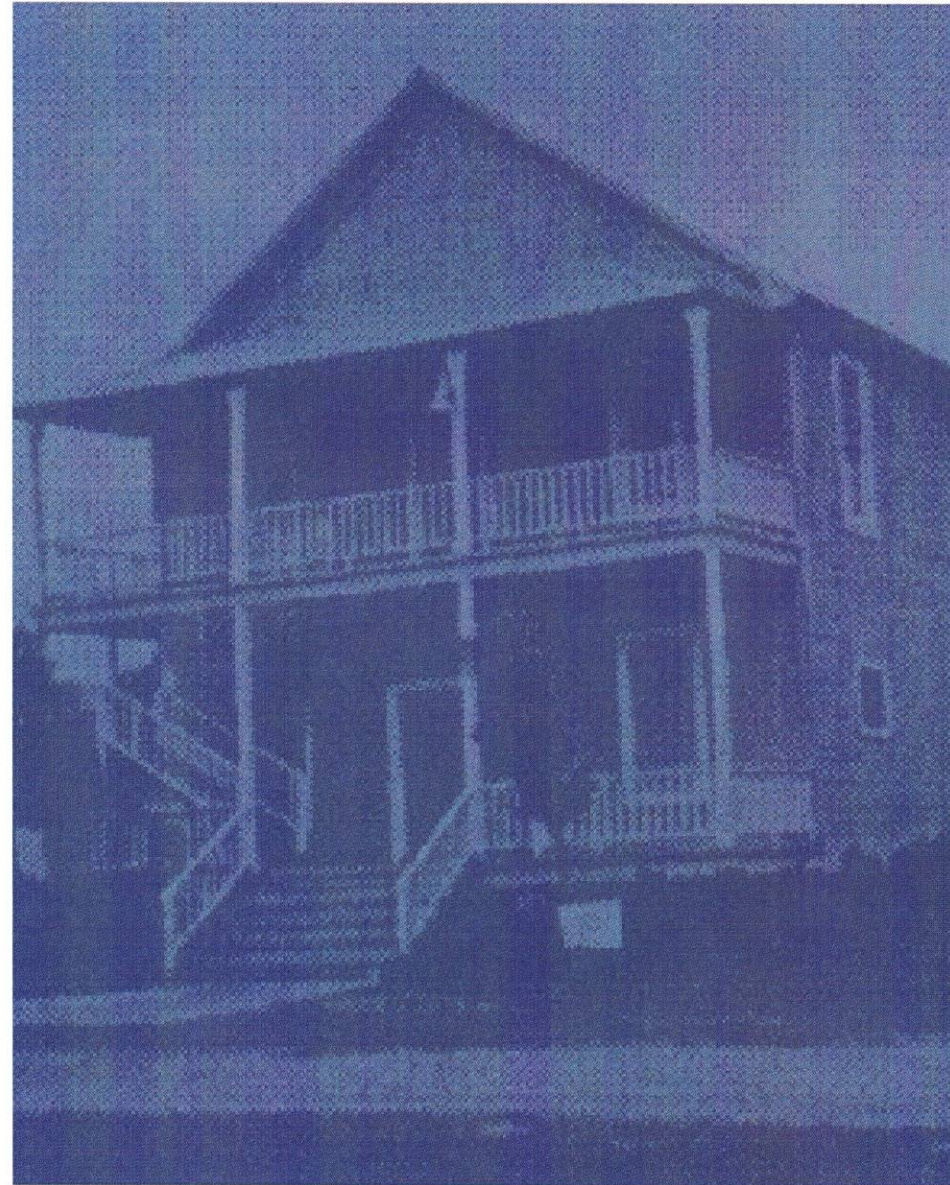




PLANTERSVILLE TOWN HALL #2





WELCOME!

CITY OF PLANTERSVILLE COMPREHENSIVE PLAN PROJECT 2045

PROJECT OVERVIEW

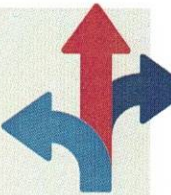
The City of Plantersville was awarded a grant from the General Land Office (GLO) to complete a comprehensive plan. This grant is for \$300,000, with \$0 match to the City. The plan will include sections such as housing, land use, transportation, infrastructure, hazard mitigation, and more. Throughout the process, the City will also be receiving updated mapping files associated with each of the sections.



WHAT IS A COMP PLAN?

SET DIRECTION

A comprehensive plan helps the community establish a shared vision for the future. It identifies where Plantersville wants to go and outlines the goals that will guide long-term growth and development.



GUIDE DECISIONS

The plan provides a framework for making consistent, informed decisions. It helps City leaders evaluate projects, policies, and opportunities based on the community's goals and priorities.



PRIORITIZE INVESTMENTS

By identifying the community's most important needs, the plan helps direct resources where they will have the greatest impact. It supports strategic budgeting for infrastructure, services, and future improvements.



MEASURE PROGRESS

A comprehensive plan includes benchmarks and goals that help track how the community is moving forward. It allows the City to assess what's working, adjust course when needed, and stay accountable to residents.



GOALS & OBJECTIVES

GOAL 1: CONTINUE TO INVEST IN RESILIENT INFRASTRUCTURE

- Infrastructure was a top concern voiced during the Town Hall, and staff discussions. Without reliable streets, drainage, and utilities, Plantersville will struggle to accommodate growth. Building resilience into core systems will both protect current residents and make the city more attractive to future investment.

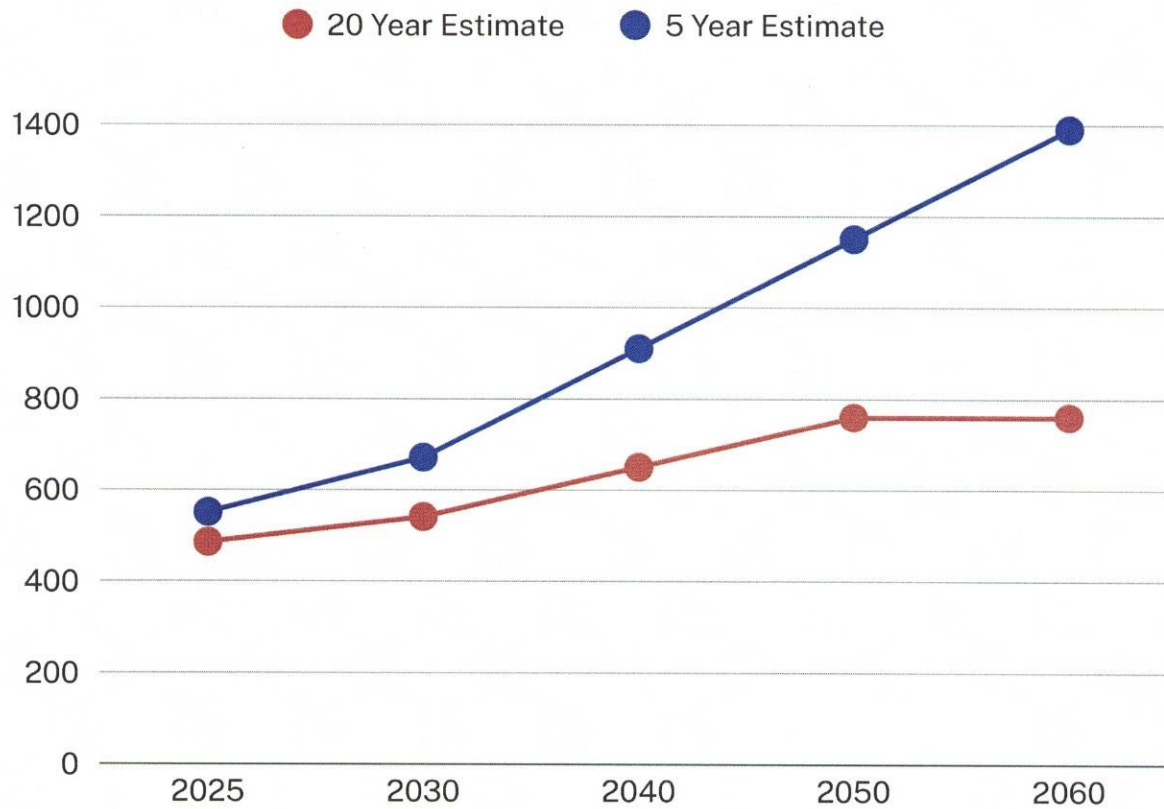
GOAL 2: STRENGTHEN AND EXPAND THE CITY'S SALES TAX BASE FOR LONG-TERM FISCAL SUSTAINABILITY

- Ensuring long-term financial stability will require Plantersville to grow and diversify its sales tax base. By attracting and supporting commercial development, the city can reduce reliance on limited revenue sources, better fund infrastructure and services, and position itself for sustainable growth.

GOAL 3: MAINTAIN PLANTERSVILLE'S SMALL-TOWN APPEAL

- Even as development arrives, residents emphasize that they want to preserve the qualities that make Plantersville special. Protecting its small-town feel and community character is central to the city's long-term vision.

POPULATION PROJECTIONS SNAPSHOT

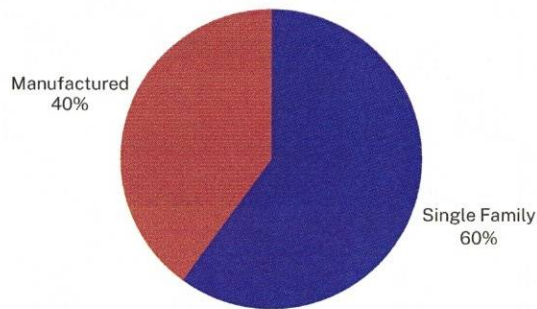


Population & Growth

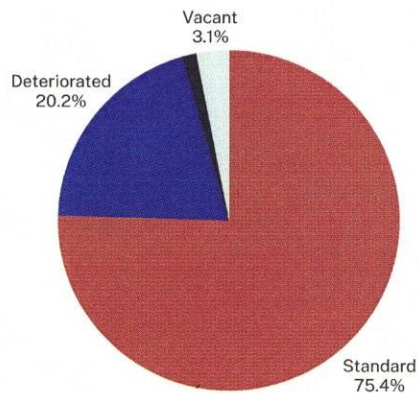
- Current population: 579 residents
- Steady long-term growth projected through 2060
- Growth will require continued planning for infrastructure and services

HOUSING KEY TAKE AWAYS

Housing Type



Housing Condition

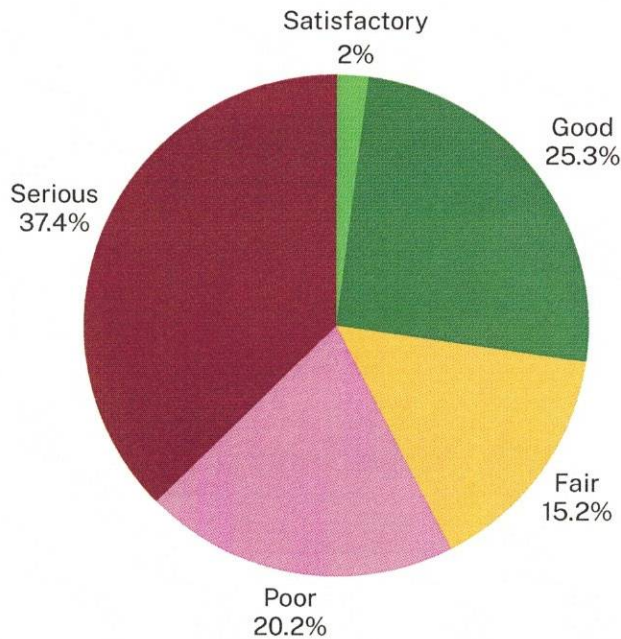


Housing Overview

- 240 occupied housing units with 85% homeownership, reflecting a stable, long-term community.
- Housing is primarily single-family (60%) and manufactured homes (40%), with no multifamily development.
- Most homes were built between 1970–1999, creating an ongoing need for maintenance and rehabilitation.
- Median home value is \$223,900, with rising regional growth placing pressure on affordability.

ROAD CONDITIONS AND TAKE AWAYS

2026



54

Poor

*unpaved roads included

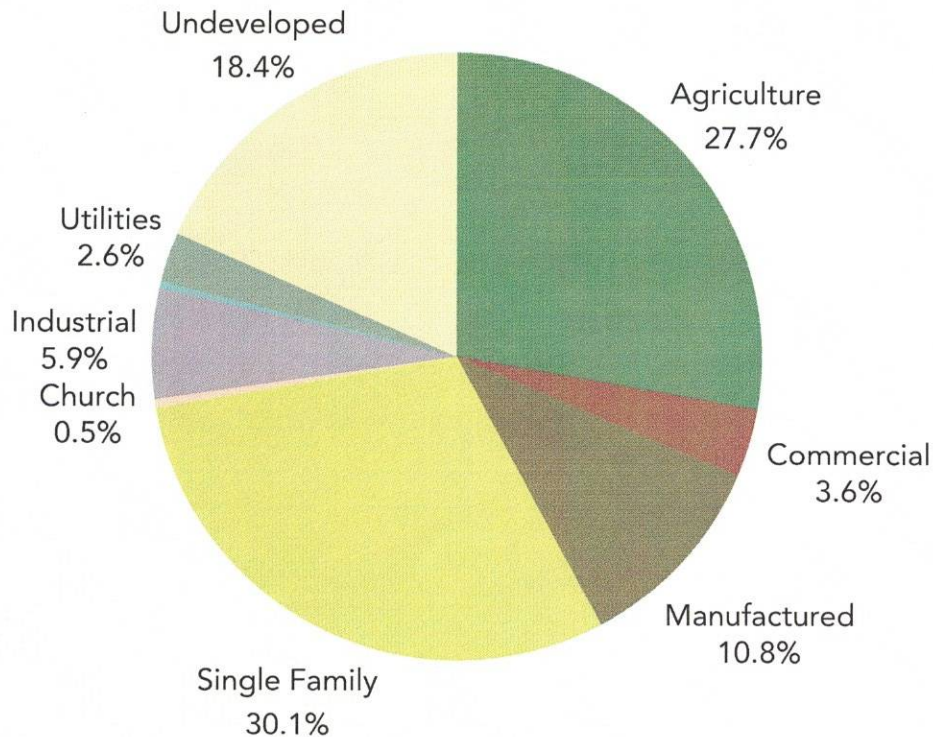
Priority Repairs:

CR 203, Cemetery Road, Phillips Road, and CR 341 due to advanced pavement deterioration.



Country Road 203

EXISTING LAND USE

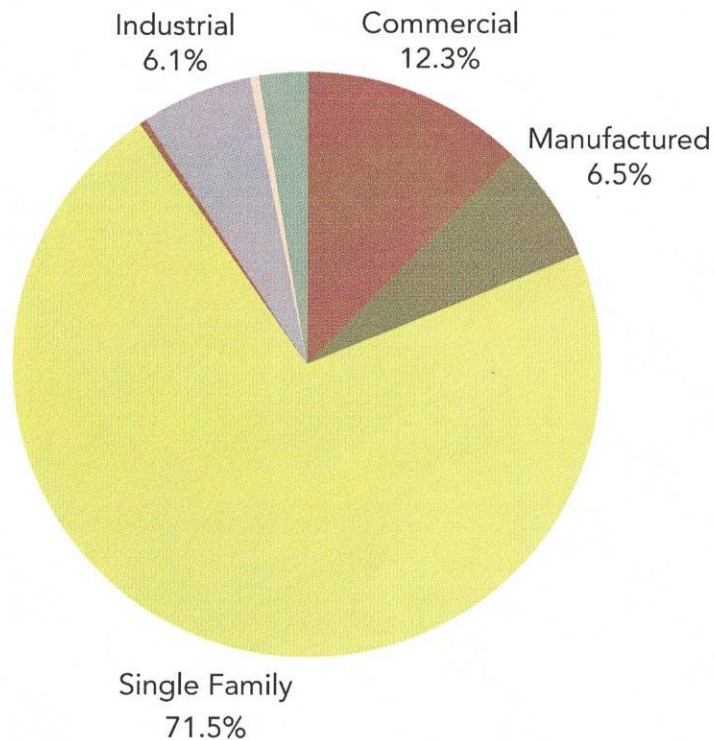


- Public Management, Inc. conducted a citywide windshield survey to document existing land uses and develop the Future Land Use Map (FLUM), guiding future growth and development.

Existing Land Use

- Single-Family Residential: 30.1% (309 acres)
- Agriculture: 27.7% (285 acres)
- Undeveloped: 18.4% (189 acres)
- Commercial and industrial development is concentrated along State Highway 105.

FUTURE LAND USE



Future Land Use

Expands Single-Family Residential to 724 acres and Commercial to 124 acres.

Agricultural and undeveloped lands are planned to transition to residential and commercial uses while maintaining industrial and public facilities.

Floodplain Considerations

Approximately 47 acres within the city are located in FEMA Flood Zone A (1% annual flood risk).

Future development should incorporate flood mitigation and comply with FEMA floodplain regulations.

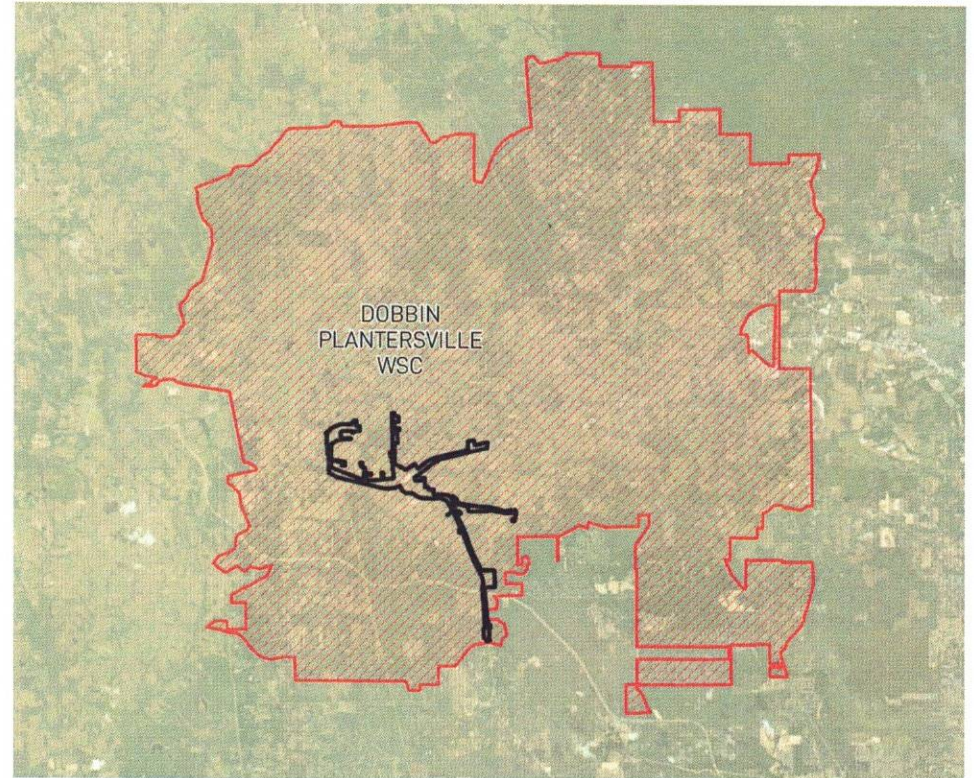
INFRASTRUCTURE OVERVIEW

Current Water Service

- Water is provided by the Dobbin-Plantersville Water Supply Corporation (WSC), serving the community since 1977.
- The City does not own or operate a municipal water system.
- WSC is responsible for water infrastructure, operations, maintenance, and regulatory compliance.

Current Wastewater Service

- Plantersville does not have a municipal sewer system.
- All homes and businesses rely on On-Site Sewage Facilities (OSSFs) (septic systems).
- Proper maintenance is essential to protect public health and water quality.



INFRASTRUCTURE OVERVIEW

Current Drainage Conditions

Survey identified 9 drainage structures:

- 4 corrugated steel culverts
- 2 concrete culverts
- 2 PVC culverts
- 1 bridge culvert

Drainage Ordinance

- Ordinance No. 23-22 requires property owners to install and maintain culverts, keep drainage channels clear, and prevent obstructions.

Condition



RESILIENCY MEASURES AND HAZARDS OVERVIEW

Hazard	Probability	Impact	Priority
Extreme Heat	High	High	1
Severe Weather (Wind/Hail/Lightning)	High	Medium-High	2
Wildfire	Medium-High	High	3
Winter Storms	Medium	High	4
Drought	Medium	Medium	5
Flooding	Medium	Medium	6

**Grimes County Emergency
Management Plan (2023)**

Plantersville faces key risks from extreme heat, severe weather, wildfire, winter storms, drought, and localized flooding.

Vulnerability is increased by limited local capacity, rural development patterns, older/manufactured housing, above-ground utilities, and reliance on county/regional emergency services.

NEXT STEPS: TIMELINE

Town Hall #3 — 100% Plan Completion

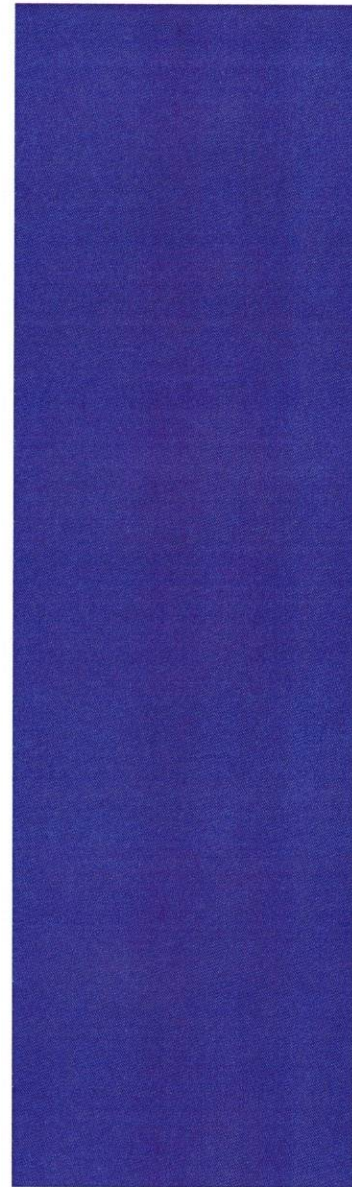
Present the completed Comprehensive Plan to the community, review final recommendations and maps, and gather final input.

Comprehensive Plan Adoption

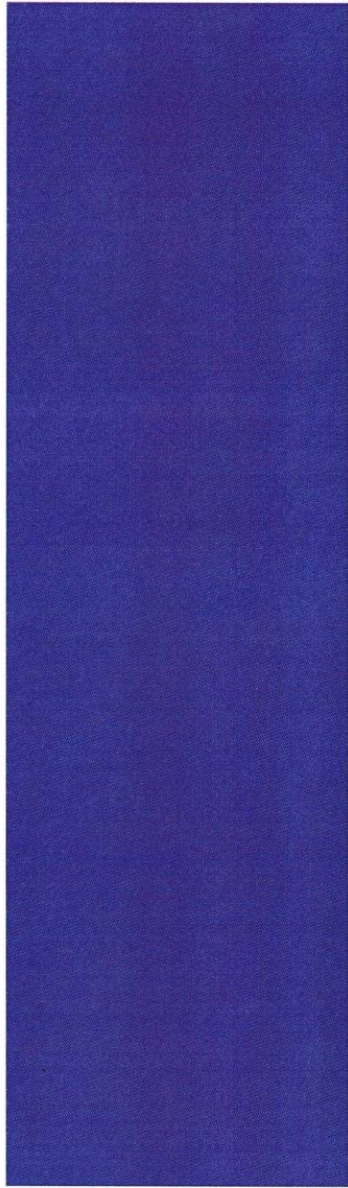
Present the final plan for formal consideration and adoption by the City.

Zoning Discussions

Begin discussions on zoning, development standards, and implementation tools that align with the adopted Comprehensive Plan.



ACTIVITY





GOALS AND OBJECTIVES

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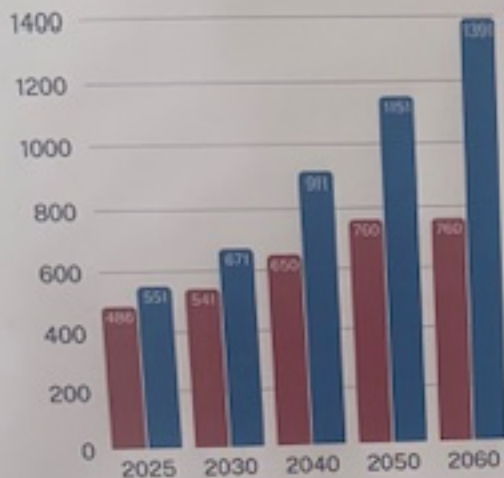
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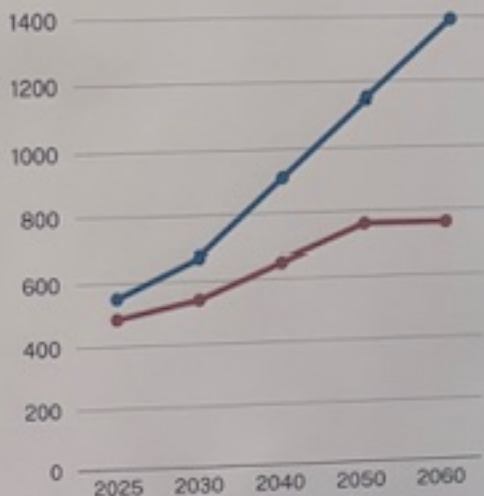


POPULATION PROJECTIONS

● 20 Year Estimate
● 5 Year Estimate



● 20 Year Estimate ● 5 Year Estimate

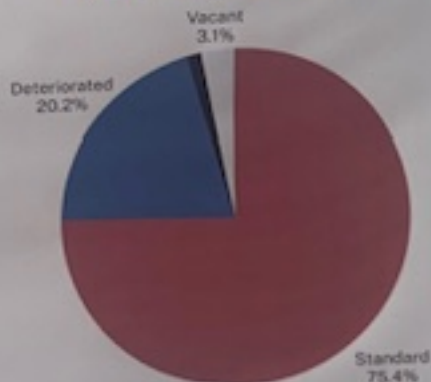


HOUSING STOCK

Housing Type

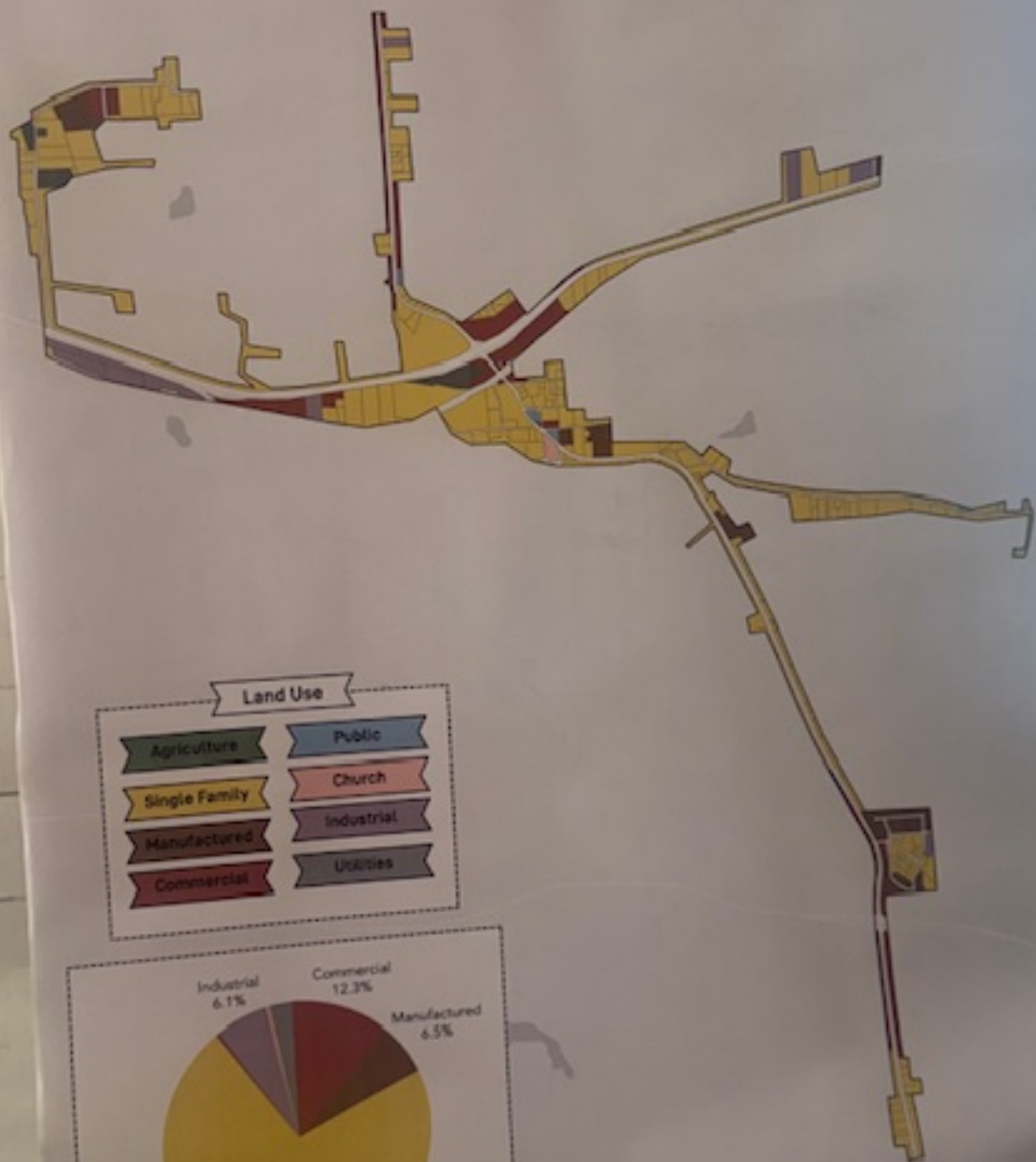


Housing Condition

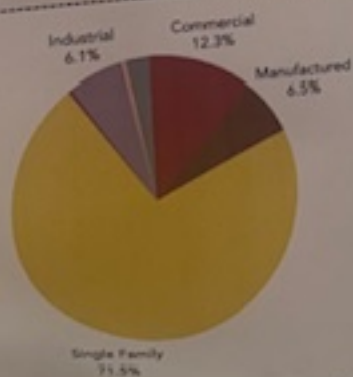
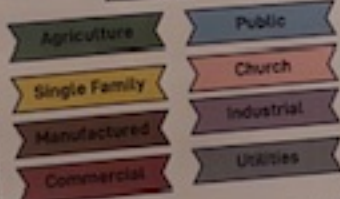




FUTURE LAND USE

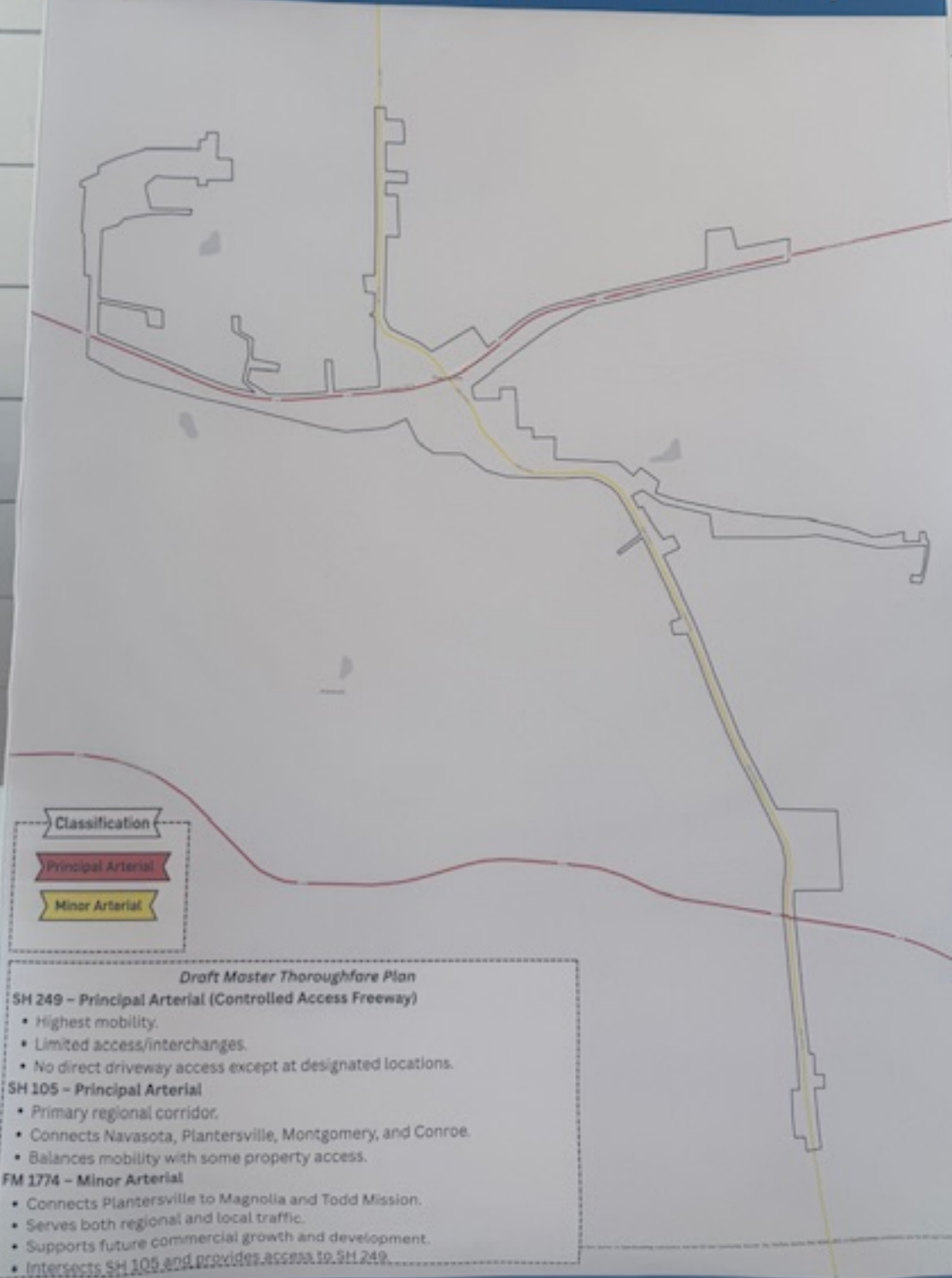


Land Use



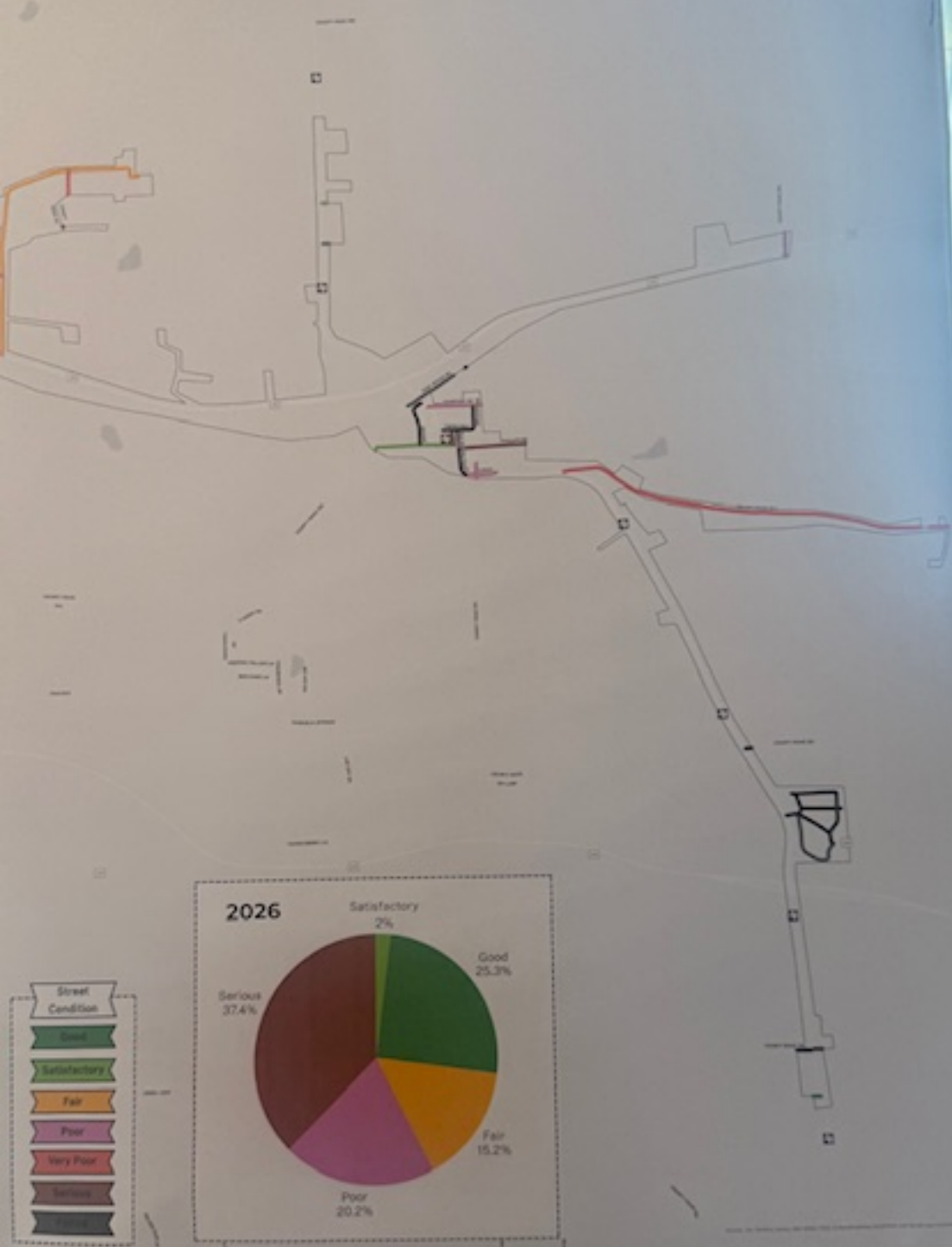


MASTER THOROUGHFARE PLAN (MTP)





2026 PAVEMENT CONDITION ASSESSMENT





EXISTING LAND USE



Land Use

