

Loma Environmental Strategies

Assessment of Hill Country Land Use:

Records at the County

Final Report



Agenda

- Introduction & Scope
- Progress
- Conclusion
- Participation



Introduction & Scope

Scope:

- The extent of our project is to provide Hill Country Alliance with maps showing land use change over the years.
- Format method to project the impact of future development on the Texas Hill Country
- Provide recommendations to standardize county data in order to update the information on a regular basis.

Issue(s)

- Texas counties do not regulate zoning or monitor land use
- No digital archive of previous land use
 - Problems evaluating land use change



Pilot Test

Hays County:

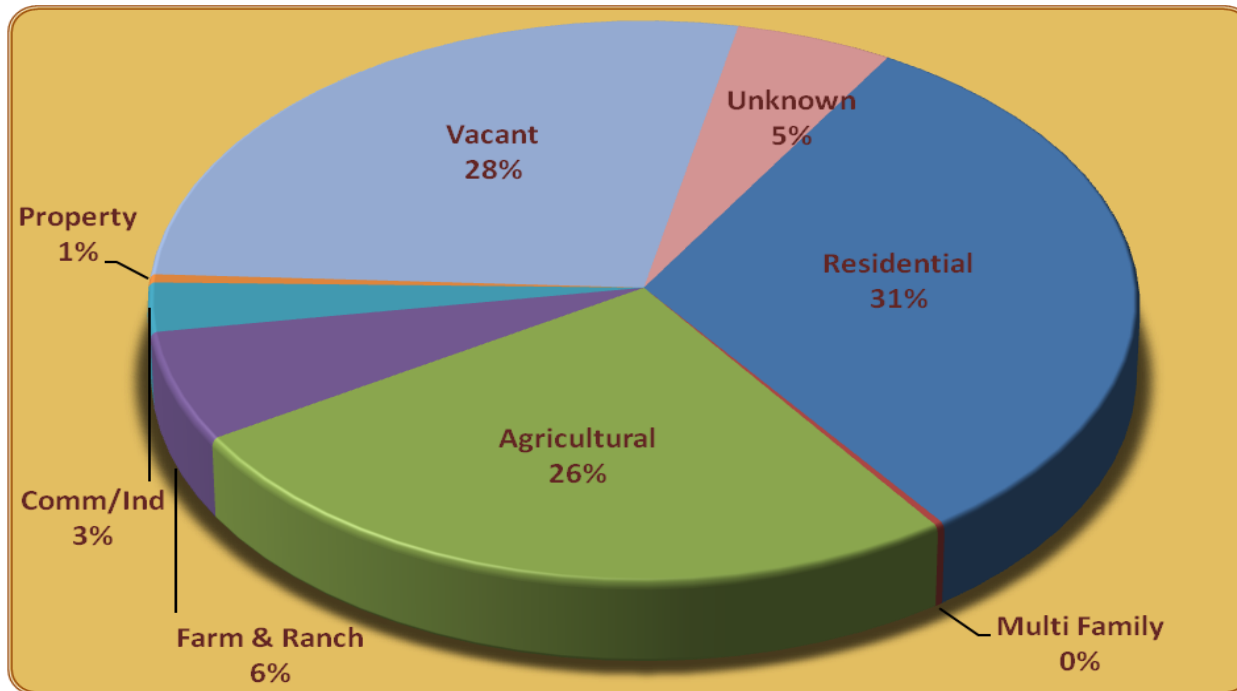
- Identify methods to track land use change
- Vacant/agricultural/farm land -- residential development
 - Change in land use

Parameters

- Outside the ETJs
- Outside city limits
- Large tracts of land



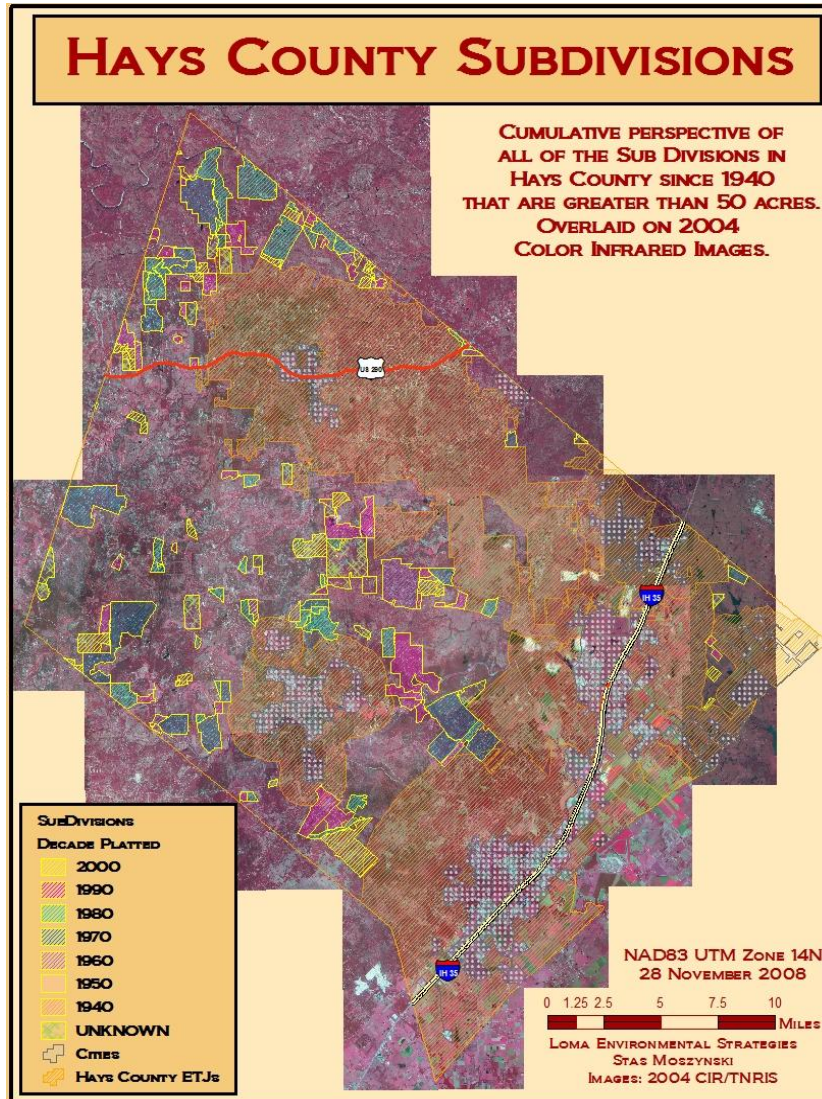
Hays County Parcel Classification Percentages



Source: CAPCOG Hays County Parcel Data



Pilot Test



Pilot Test

Hays County Data

- **Hill Country Alliance**
 - Subdivisions
 - County ETJs
 - City limits
 - County Outline
- **CAPCOG**
 - Parcels – Land Use classification
- **Official public records**
 - Subdivision plats
 - Parcel appraisal information
- **TNRIS**
 - CIR images from 1996 and 2004

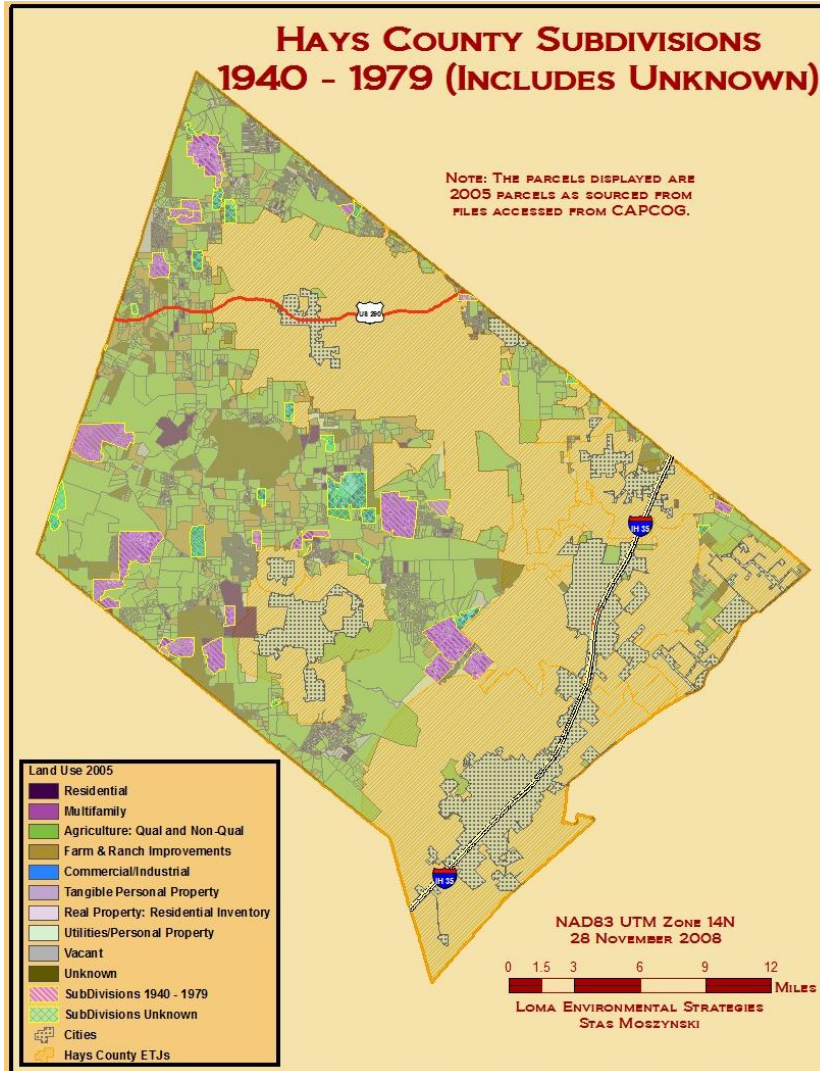


Methodology

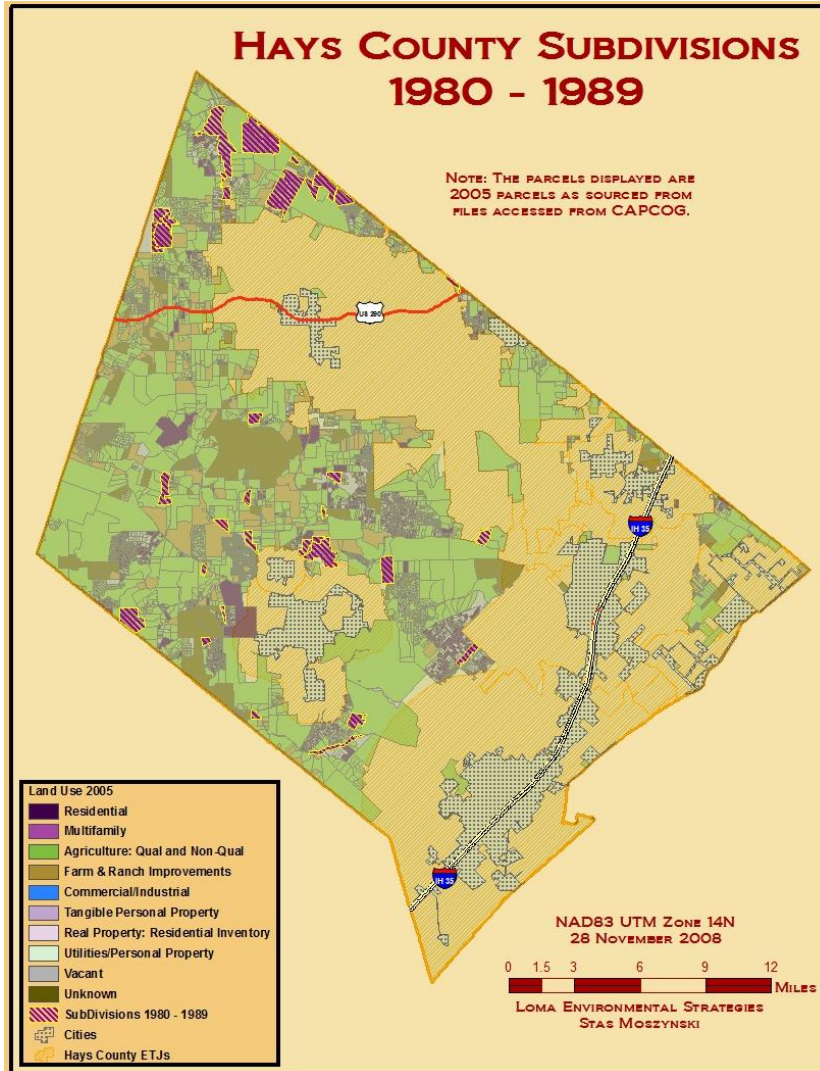
- Subdivisions > 50.0 acres
 - Clipped subdivisions within ETJs and City Limits
 - Queried “Year_Plat”
 - Issues: Existing data field from HCA
 - Used county clerk signature date
 - Not all subdivisions have recorded plats
 - Multiple Sections or Phases – chronological order
- Decade Analysis of Subdivisions
 - Total acreage developed
 - Total lots created



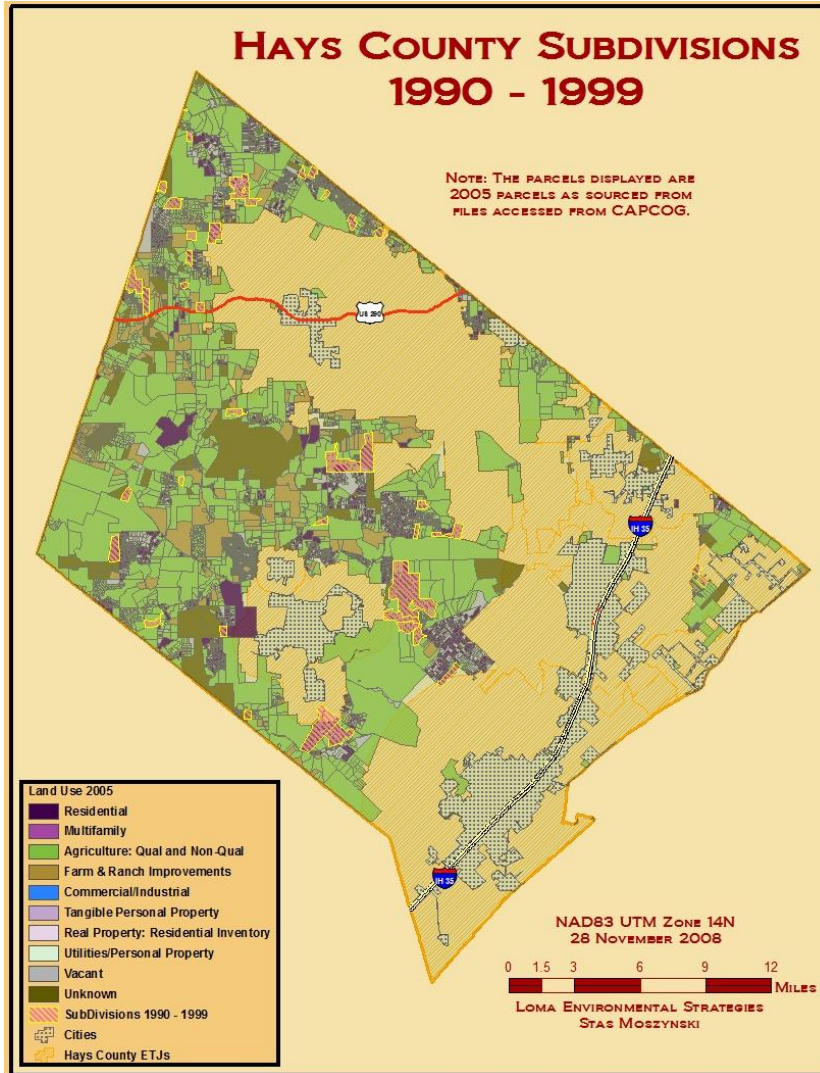
Pilot Test



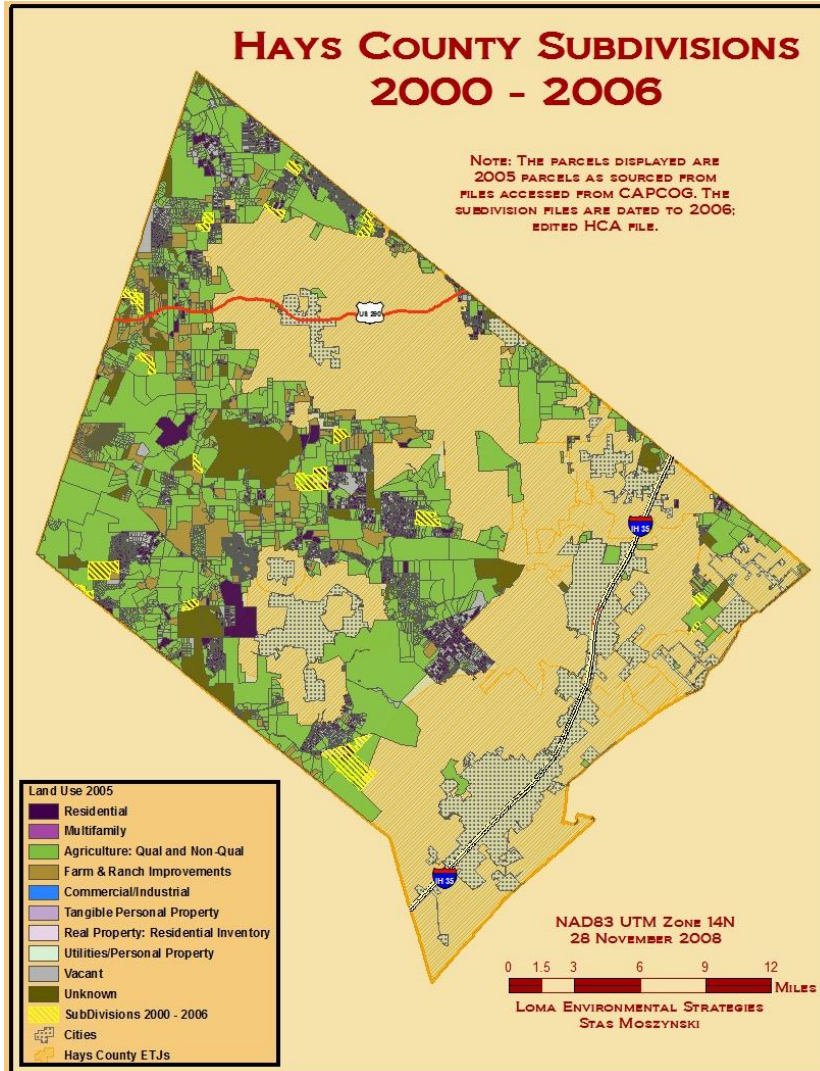
Pilot Test



Pilot Test



Pilot Test



Results

Subdivisions have increased steadily

Decade	Subdivisions Developed	Acreage Developed	Number of Lots Created	Total Acreage/Total Lots
1940's	1	185.3	39	4.8
1950's	1	199.2	382	.5
1960's	5	2,360.2	284	8.3
1970's	18	14,005.9	1,295	10.8
1980's	33	10,807.5	1,565	6.9
1990's	40	9,969.3	788	12.7
2000-2006	21	6,276.0	512	12.3
No Year	21	6,477.4	690	9.4

1970's – Largest amount of acreage development

1980's – Highest amount lots developed

1990's – Largest lot size developed - developed acreage/number of lots

Lots are exponentially larger than typical city subdivision lots in Central Texas (+/- .7 Acres)

Based of higher lot density value, these subdivisions offer lower:

- Population concentration
- Impervious surface cover
- Infrastructure intrusion

Issues

- Data inconsistencies
 - Subdivisions smaller than 50 acres
 - “Year_Plat”
 - Acreage
 - Lots
 - Lots combined - multiple sections/phases
 - Unrecorded subdivisions
 - No historic ETJs or city limit data available
 - Sliver Polygons
- Land use questionnaire
 - Standards must be a result of county initiative



Results

- Texas Hill Country County Questionnaire
- Trends we see:
 - Counties have different methods updating data and providing it to the public
 - No standard between counties in collecting data
 - i.e. – GIS, county appraisal office, CAD
- More populated counties use the online resources
 - Most counties use True Automation software for displaying land records
 - Some require archival research in office

Recommendations

- Increase counties power, budget, and manpower
 - Point of contact – one person or agency responsible for data
- Create standards for data transfer
 - Fields, codes, measurements, and updates
- Implement clearing house for Central Texas data
- Begin collecting current digital data to form archaic catalog
 - Work back to create past records

Conclusion

- **Standardized online GIS parcel data allows:**
 - Transparency
 - Community involvement
 - Agency interaction and co-operation
 - more desirable outcomes for all parties involved



Final Deliverables

- (2) Reports
- Maps
- (2) CD's
 - All data
 - Metadata
 - Proposal, Progress, Final Reports
 - Poster
 - Power Point presentations
- Website



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