A Look at the Texas Hill Country

Following the path we are on today through 2030

Pegasus Planning  |  3112 Windsor Road #242, Austin, Texas  78703  | p: 512.300.7270  |  www.PegasusPlanning.com
The population in this unique and special region will double by 2030.

- What will the growth look like?
- How best can we accommodate the growth?
Key Findings

- Population will grow from 2.2 million in 2000 to at least 4.3 million in 2030
- 90% of Hill Country is unincorporated
- Current water sources are not sufficient to support growth
The Setting

- Fragile ecosystem
- Springs, Ranches, and Farms
- $5 billion/year tourism industry
- Intense residential demand
The Maverick Ranch Experience

The Setting

- Historic Family Ranch near Boerne
- Used to just be a few mailboxes
- Springs, wildlife, creeks, & scenic views
Hill County Population 1950-2030

- Population doubled from 1950-2000 (50 yrs)
- Will nearly double again in the next 30 years
- Hays/Comal growing fastest (45% / 35%)
- Population 60+ increased 15% (1980-90)
Hill Country Today

- Major roadways planned and built
- Loss of natural areas, farms, & ranches
- Water planning begins
- Tourism growth
- Residential demand continues
- Health and retail sectors blossom
The Maverick Ranch Experience

Hill Country Today

- Development pressures in extra territorial jurisdiction (ETJ) of cities and in the County
- Views ruined with roadways & houses on hilltops
- Fighting for the right growth is a full-time job
- Dramatic increase in number of lights on the hills at night
The Hill Country in 2030

- Population will be at least 4.3 million
- Bandera / Kendall > 50k population
- Comal ~ 200k population
- Hays > 300k population
Aerial images 10 years apart show the dramatic changes to the landscape near Dripping Springs
Projected Development Patterns

Only 3,500 of 37,000 acres of subdivisions in Blanco County are within city limits.

At least 22,000 acres will be developed in Blanco County over the next 20 years (size of red box).

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Impacts of Growth

- Character of Hill Country
- Water quantity/quality
- Loss of habitat
- Loss of farm/ranchland
- Cost of services
- Economic concerns
The Maverick Ranch Experience

Impacts of Growth

- Eminent Domain
- Land taken for roadways/utilities
- Downstream impacts of developments
What can we all do about this?

• City Comprehensive Planning
• Regional Utility Planning
• Parcel databases
• Open Space/Parks

• Transfer / Purchase of Development Rights
• Habitat Conservation
• Public Education
• Changes in Development Patterns
For more information or to get involved visit the Hill Country Alliance Website
www.hillcountryalliance.org

Bebe and Mary Fenstermaker & Sean Garretson, AICP