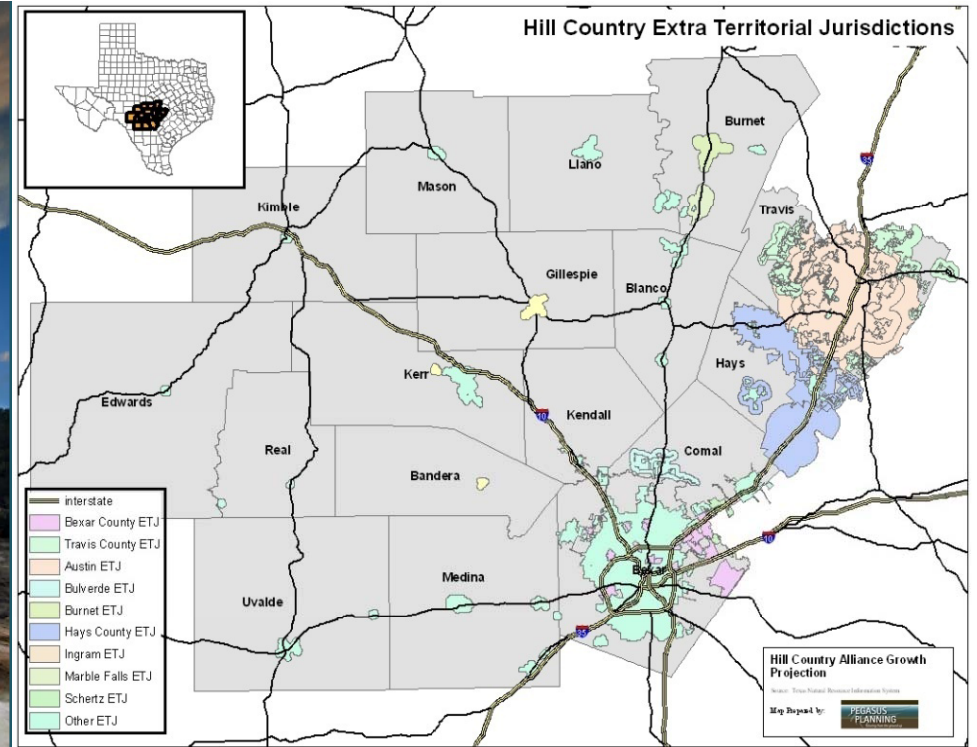


# A Look at the Texas Hill Country

*Following the path we are on today through 2030*



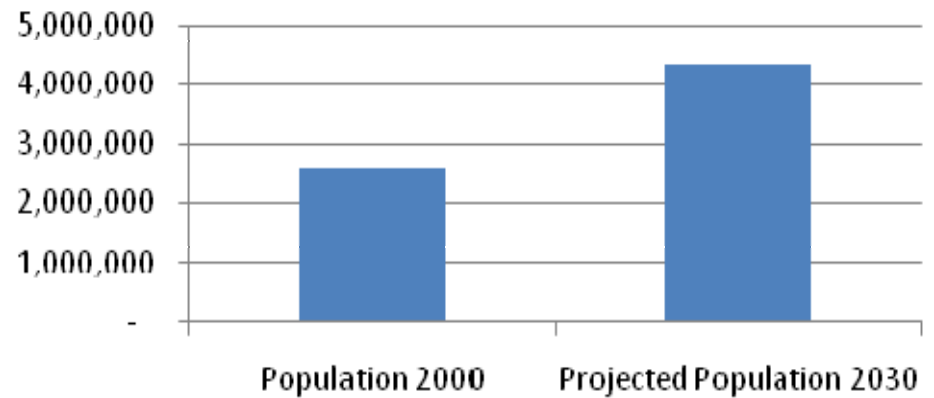


**The population in this unique and special region will double by 2030.**

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



### Hill Country Projected Population



## 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

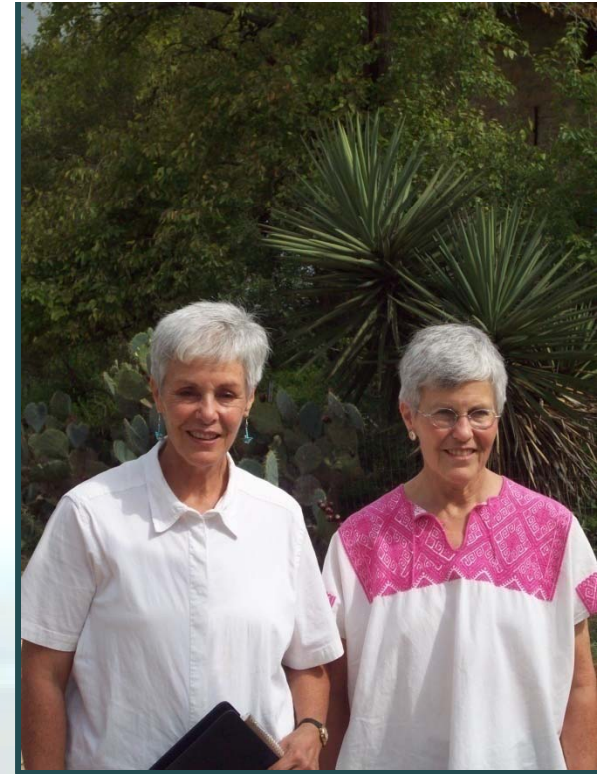




# The Setting

- Fragile ecosystem
- Springs, Ranches, and Farms
- \$5 billion/year tourism industry
- Intense residential demand

# The Maverick Ranch Experience



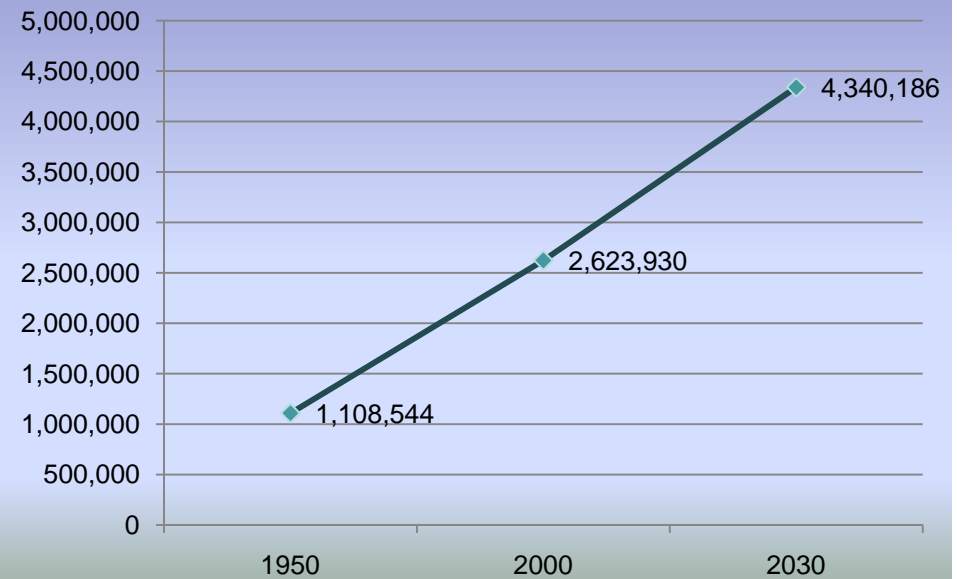
## The Setting

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



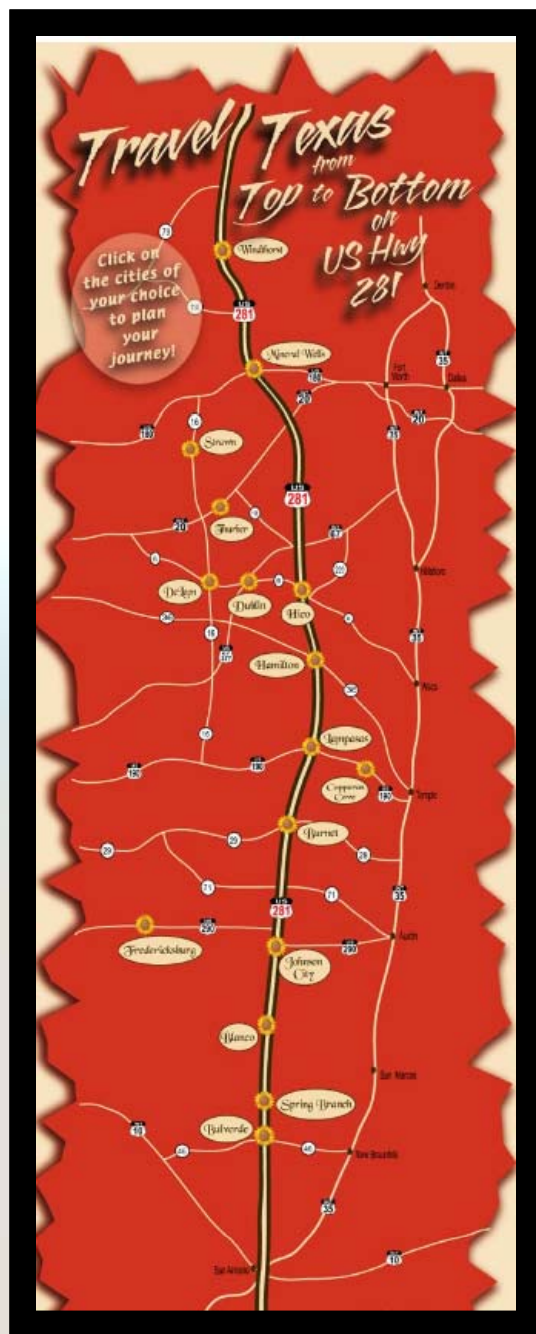


**Hill County Population  
1950-2030**



# Hill Country Today

- 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

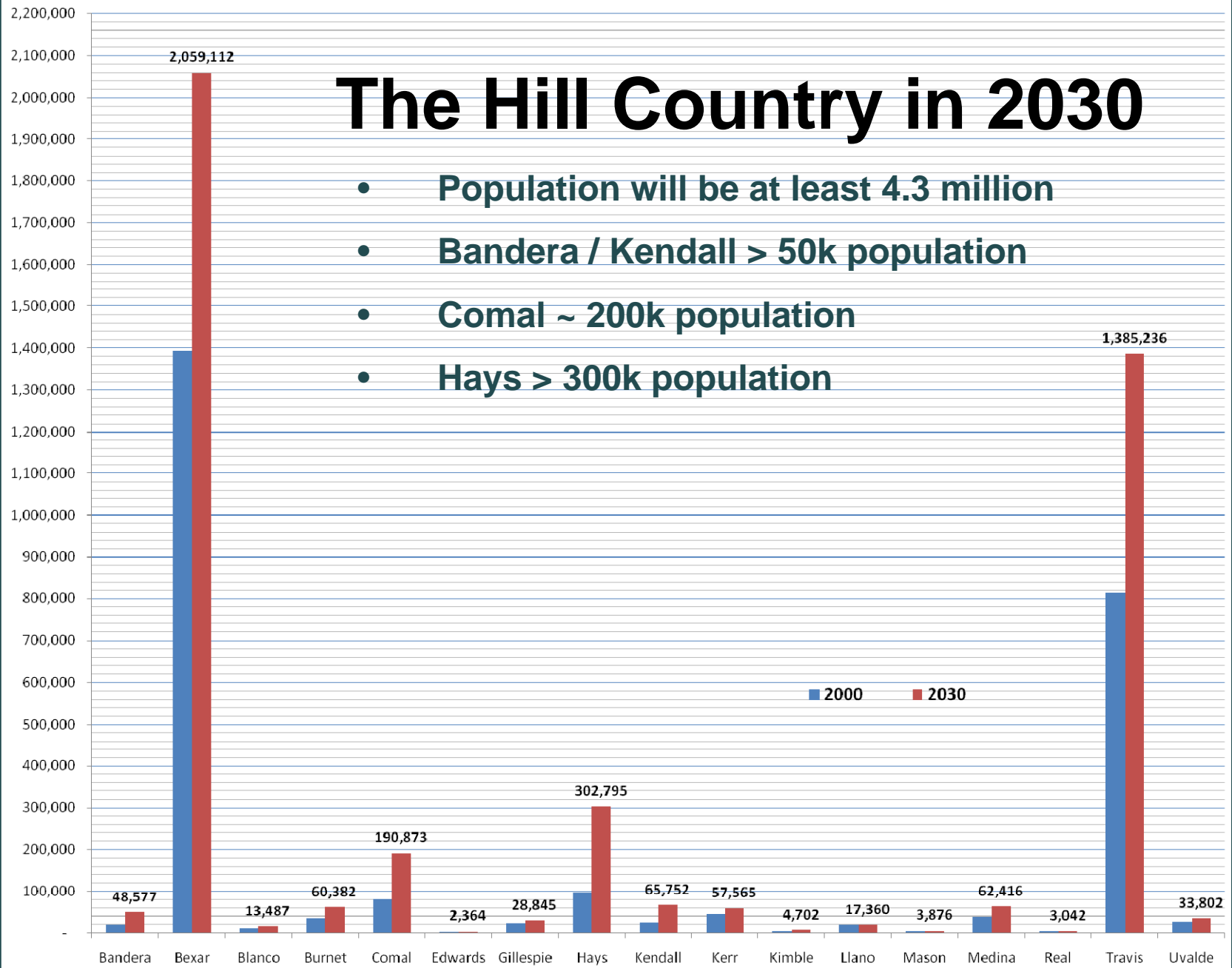
- Development pressures in extra territorial jurisdiction (ETJ) of cities and in the County
- Views ruined with roadways & houses on hilltops
- Fighting for the right growth is a full-time job
- Dramatic increase in number of lights on the hills at night



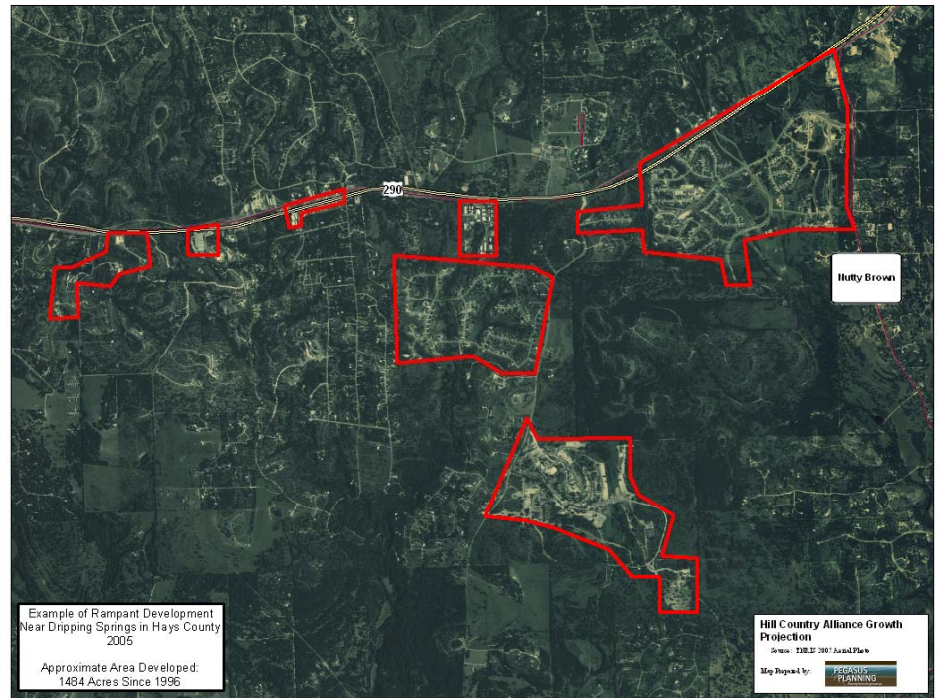
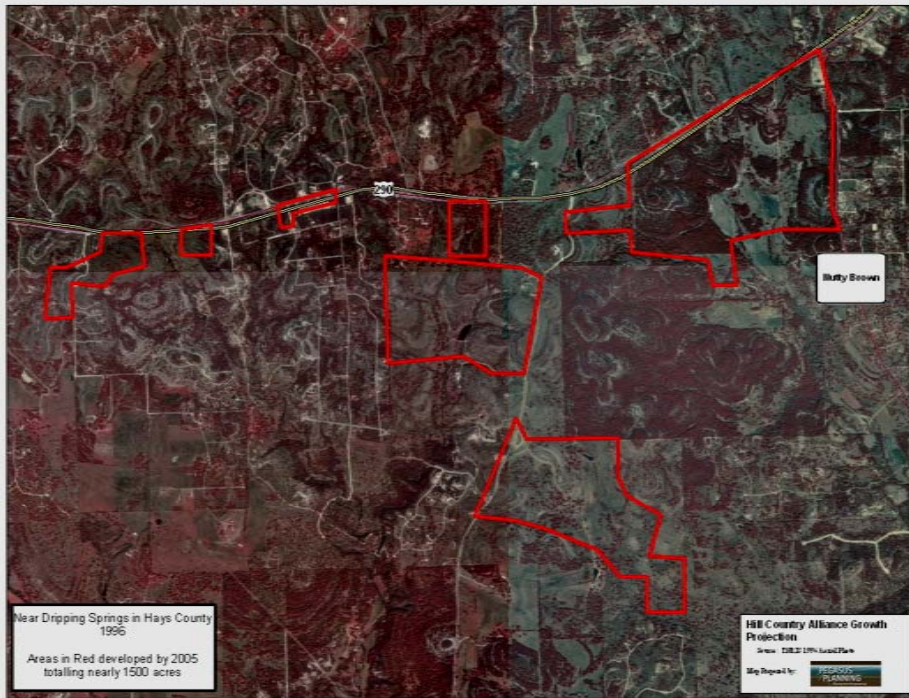


# The Hill Country in 2030

- Population will be at least 4.3 million
- Bandera / Kendall > 50k population
- Comal ~ 200k population
- Hays > 300k population



# 1995 - 2005

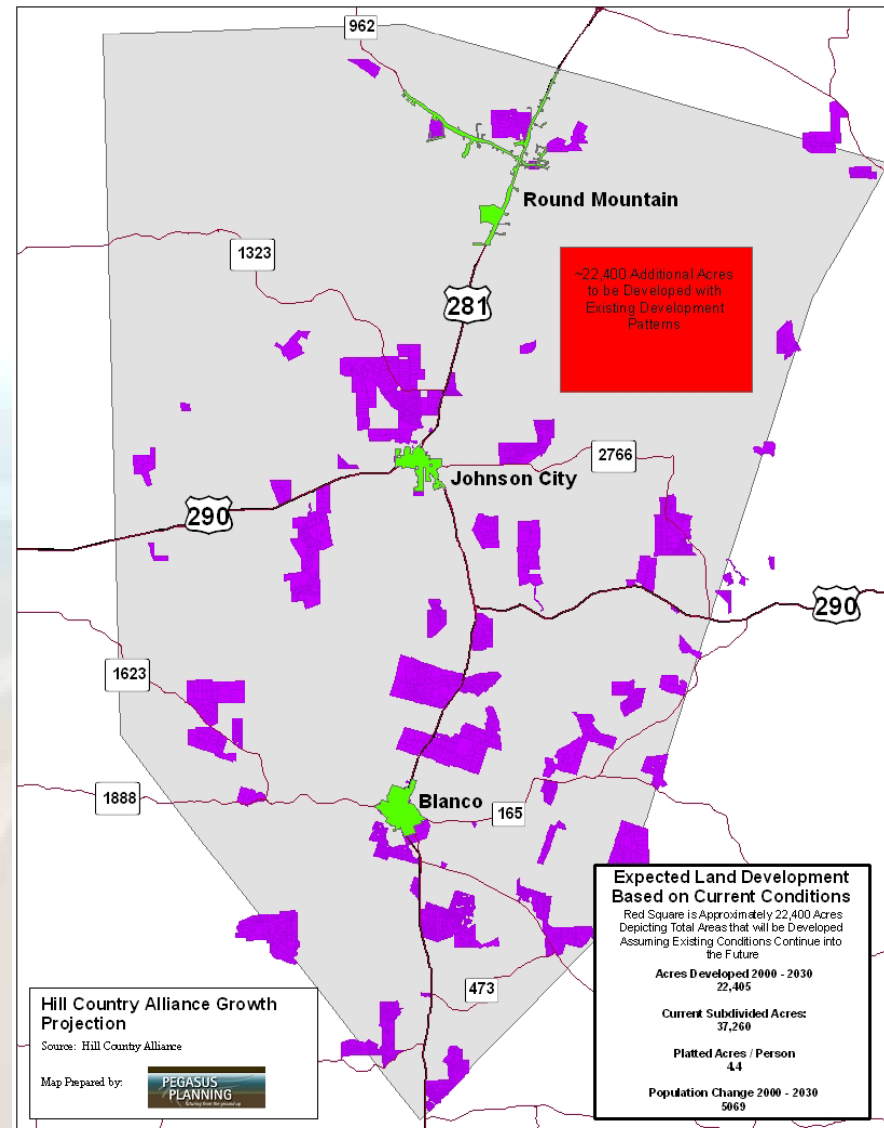


*Aerial images 10 years apart show the dramatic changes to the landscape near Dripping Springs*

# 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)





# 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



# PEGASUS PLANNING

*futuring from the ground up*

**For more information or to get involved  
visit the Hill Country Alliance Website**

[www.hillcountryalliance.org](http://www.hillcountryalliance.org)

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&  
Sean Garretson, AICP