



# PART ONE: ASSESSMENTS

## AN ANALYSIS OF EXISTING CONDITIONS

### INTRODUCTION

The following **Part One** of this Westlake Comprehensive Plan Update is referred to as the Assessments. Assessments are the necessary foundation upon which the following are built:

- **An understanding of past, present, emerging, and inherent conditions that will shape and influence the future of Westlake.**

Westlake's agricultural beginnings, its proximity to neighboring growth centers, and its location relative to the outward expansion of both Dallas and Fort Worth have contributed to the present character, setting, and identity of the Town as well as its commitments to development entitlements. These historic dynamics will continue into the future at greater rates of change and thereby nurture further development/ expansion/growth of the region and context surrounding Westlake. As surrounding change intensifies, internal change can become more pervasive and dramatic. Therefore, understanding the forces of change, the potential effects of change, and the time frame

of change is critical to creating a plan that can manage/respond to change.

- **Goals and Objectives that will guide formulation of the plan.**

Goals and Objectives, which guide the plan formulation, must be prescriptive, suggesting community preferences for outcomes that are necessary responses to the above described change. Therefore, the Assessments explain what needs to be considered when formulating these outcome preferences, allowing discussion of future conditions and their desired impact on the Town.

- **Formulation of Plan Elements.**

The purpose of this Comprehensive Plan Update is to recommend future land use, thoroughfares, infrastructure, housing, and other actions that are responsive to the dynamics of change as they present themselves while remaining consistent with the Goals and Objectives put forward by participants at the three Public Workshops. Therefore, the following Assessments are the starting point from which formulation of the above mentioned Plan Elements can be crafted.

The following Assessments are organized according to categories of growth impacts by which the Town will be influenced and to which the Town must be prepared to respond. These categories of growth impacts are:

- **Population and Demographics**, including the number of people within the future Town and its surrounding context by 2040.
- **Existing Conditions**, including the effects of physical patterns and entitlements established through history.
- **Development Suitability, Part One and Two**, considering the sensitivities of Westlake's landscape and the landscape influences that flow from current entitlements and development.
- **Transportation and Circulation**, including external traffic flowing to and through Westlake as well as the internal traffic flowing from Westlake.
- **Infrastructure**, considering the future water and sewer needs of Westlake at build-out.

Finally, the Assessments allow a clear view of what the planning challenges are for the Planning Team and give them input variables that can be factored into the calculus of solution recommendations.