

## Creation of the Henly City Limits (proposed) Map

My name is Jim Kannen and I'm a member of the Friends of Henly.

I know some of you saw "the map" at the first meeting but that many of you have not seen it at all. The map has been a point of much dissention and many discussions for some time.

I've been working diligently to fine tune the map and to identify residents who live in our proposed city limits. It's a huge and extremely detailed job that takes a ton of concentration and a lot of time. I'm happy to say I believe that we're very nearly done with the map and can share it with our neighbors and friends.

First, a bit about the map. There are a lot of questions flying around.

- ◆ Who drew up the map?
- ◆ How was it decided who would be in the city and who wouldn't?
- ◆ How was the decision made about which properties would be inside the city and which would not?
- ◆ Why does the map look so strange? Why isn't it just a blob or a block or some other shape?

### **Some Basics:**

1) A town the size of Henly, seeking incorporation, may encompass no more than 2 square miles in area within the town boundaries.

This doesn't mean a block or blob that has an area of 2 square miles, although it could be, if it worked out well. You could actually draw a path 1 foot wide and 10,560 feet long and that would also be 2 square miles, although hardly useable as city limits for a town.

2) A town wanting to incorporate must have at least 201 registered voters within the city limits.

### **◆ Who drew the map?**

The original map was roughly outlined by one of our members who spent the time in Google Earth and got a rough outline drawn. That is most likely the map that I've seen images of on the Facebook pages lately. Interesting but not correct.

We researched and found that the somewhat odd configuration we've used was the most effective way to use the 2 square miles available to us. Recently I've been doing a lot of detail work to clean up the lines on the map and maximize our use of those 2 square miles.

### **◆ How was it decided who would be in the city and who would not?**

As with all organizations working toward change, the Friends of Henly felt that what was being proposed was a good thing for all people in the area (we'll get to details of that later). We made the optimistic assessment that everybody who could be brought into the city should be brought in.

◆ **How was the decision made about which properties would be in the city and which wouldn't?**

Very simply stated, the map was drawn to encompass as many people / residences as possible while not exceeding our 2 square mile limitation.

The highest concentration of residents is north of Highway 290 near the Henly Loop. Old Red Ranch Road, Beauchamp Road, Twidwell Drive, Miss Donna Lane, Mystic Creek and Dos Lagos subdivisions, plus Martin Road and the residents in the Windy Hills subdivision were all areas considered to be important to try to bring into the proposed city limits. There are also a lot of people who live up and down Highway 290 and quite a few who live off the highway on larger acreage.

It was felt that it was important that as many of these residents as possible be included, especially the ones closest to the Dripping Springs ETJ.

There were people, known from the outset, who wanted no parts of the incorporation and, because of the flexibility of our mapping techniques, we were able to honor the wishes of some of these residents and exclude them from the proposed city limits.

We were also limited when extending the city limits out roads like Highway 165 and Creek road because of the 2 square mile rule. There is a lot of empty land on those roads but few voters.

◆ **Why does the map look so strange? Why isn't there just a blob or block or some other shape?**

When you see the map you will see that there are several large blocks of land outlined by the boundary lines but you also will notice that there are many single dwellings that were brought into the city by outlining their driveway and their home. That outline is all that's required to include them. (We've checked with an incorporation attorney and their GIS mapping people and were assured that our map was properly drawn.)

Why, you ask, would you go to all the trouble of reaching out to so many peoples' houses in the middle of their land instead of just drawing a line around their property and moving on?

Simple, remember the 2 square mile rule? If we outlined every large ranch and lot, our 2 square miles would be consumed in no time by outlining land with no people on it. If we kept adding those 10, 25, 50 acre and larger plots of land, the number would get large very quickly. (it only takes 160 acres to make up ¼ square mile of area so we had to conserve wherever we could)

You'll also notice that there are wide strips of land along Highway 290 that we've included. These are areas that are the most likely to be developed as commercial. We wanted to be sure that any highway front businesses were included in the city limits. (More on this later too. There's a good reason to do this which makes perfect sense but doesn't encroach on anyone's right to land use.)

So, that's why the map looks like it does. The next time we get together we'll have a large provisional map for you to look at and comment on. It will still be provisional until the attorney and the GIS mappers declare it to be proper and complete the final, professional plat of the city and ETJ.

Take a look at the city limits of some other small Texas municipalities to give you an idea of how others have mapped their town.

Open Google Maps, set the view to map view, not satellite view, and search for any town you wish. Round Mountain and Bulverde are good examples.

As you zoom in you will see a shadow around the streets and highways. That shadow represents their city limits. You'll see that they used the same method of mapping as we have to get the most use out of the area that they were allowed to use.

Attached you will find a couple of examples copied from Google Maps. (Round Mountain and Celina City)

Thanks for reading through this. I hope it answers many of your questions.



