

# Firm Overview

FNI is a client-focused, regionally based firm with national expertise. We meet client needs with responsiveness and flexibility. Dating back to our firm's founding in 1894, we put relationships first – clients, teaming partners and staff – and seek long-term relationships, many of which are counted in decades, not years.

FNI provides a broad range of services to plan, design and manage public infrastructure projects. We help our clients through every stage of the project life cycle: planning, design, program management, funding procurement, regulatory compliance, construction management, and operations and maintenance. Our project teams are known for exceeding client expectations through innovative concepts and high-performing designs.

1894

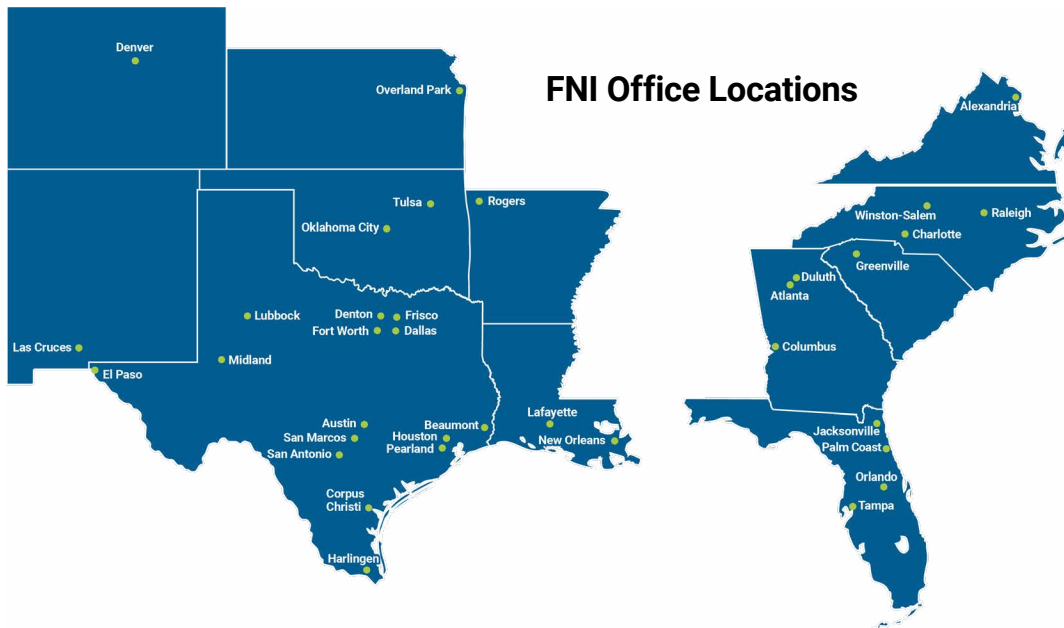
Year company was founded

1,200+

Multi-discipline professionals

30+

Offices nationwide



“ Innovation is the essence of the Freese and Nichols culture. We've structured our company to inspire innovation every day. The results are solutions for our clients that span disciplines and geography.”

Brian Coltharp, PE | FNI President and CEO



## Helping Our Communities Thrive for 130 Years

Since 1894, Freese and Nichols has shaped the communities where we live and work. In 2024, we are celebrating 130 years of innovative approaches, practical results and outstanding service.

- We have a 130-year track record of improving our communities and innovating along the way
- Our commitment to quality and client service stems from our long-term relationships
- We are part of and invested in your community
- We are resilient, adaptable and consistent
- We continue to innovate, collaborating with you

# Technical Experience



## Urban Planning + Design

FNI's Urban Planning + Design team acts as trusted advisors to develop sustainable places that meet cities' and institutions' needs. We provide a wide range of services to guide you throughout the planning, infrastructure, funding, codes, ordinances and approval phases. Our certified planners, registered architects and landscape architects, licensed engineers and LEED® Accredited Professionals collaborate to deliver solutions through a combination of attention to details, visionary ideas and environmental stewardship.

Our award-winning planners have led more than 150 initiatives for cities large and small. We have seen some of our long-term clients grow from populations of fewer than 5,000 to more than 10 times that size – all strengthened and supported by our sound planning guidance. We use creative meeting techniques to gather critical public input while addressing competing interests. Our efforts capture opportunities for economic development while respecting citizens' vision for your community.

### SPECIFIC SERVICES

#### Urban Planning

- Comprehensive Planning
- Transportation Planning
- Special Area Planning
- Park and Open Space Planning
- Public Involvement and Consensus Building
- Graphic Rendering/3D Visualization
- GIS Applications and Services

#### Implementation and Regulations

- Zoning and Subdivision Ordinances
- Unified Development Codes
- Form-Based Codes
- Impact Fee Systems
- Site Design
- Capital Improvement and Program Management

## FNI Urban Planning Awards

### 2023

- Comprehensive Plan Award | Envision McAllen, City of McAllen
- Gold Achievement Award for Best Practice | Unified Development Code, City of Bee Cave
- Gold Achievement Award for Implementation | Downtown Master Plan, City of Midlothian

### 2022

- Comprehensive Planning Award | 2040 Comprehensive Plan, City of Siloam Springs, AR
- Public Outreach Award, Gold | Zoning Ordinance, City of Cleburne
- Comprehensive Plan Award | Comprehensive Plan, City of Pflugerville
- Planning Achievement Award – Urban Design, Gold | Seabrook Livable Center Study, City of Seabrook

### 2021

- Planning Achievement Award – Best Practice, Gold | Unified Development Code, City of Brownsville
- Planning Achievement Award – Public Outreach, Gold | Area Development Plans, City of Corpus Christi

### 2020

- Comprehensive Plan Award | Comprehensive Plan, City of Lubbock
- Planning Achievement Award – Best Practice, Silver | Bois d'Arc Lake Plan and Zoning, Fannin County
- Planning Achievement Award – Urban Design, Silver | Colleyville Plaza Design, City of Colleyville
- National Planning Achievement Award, Gold | Implementation of Lewisville 2025 Plan, City of Lewisville



**GOLD AWARD FOR BEST PRACTICE**  
Unified Development Code, 2021

# Unified Development Code

## City of Brownsville

The unanimously adopted UDC combined zoning regulations, subdivision regulations and a variety of supplemental regulations into a coordinated, modern and progressive set of standards.

The goal was to streamline processes and clarify standards for increased understanding, with a strong emphasis on using graphics to convey regulations due to the cross-border, bilingual nature of the local development industry and local community.

The City Commission had established a strong desire to improve the long-term fiscal health of the City through advocacy of infill development and removal of regulatory barriers to redevelopment. This involved a unique audit and diagnostic review of existing regulations by FNI serving as Interim Director of Planning for the City of Brownsville for more than two months, allowing the unique perspective of having applied existing ordinances in a practical manner.

The resulting innovative hybrid development code includes a form-based code for the downtown, with provisions to support mixed use and housing diversity throughout the City, as well as Complete Streets principles. The code also took into account recent significant changes resulting from the State Legislature through a unique system of streamlined processes and regulatory incentives.

The code was unanimously adopted, with developers embracing it early. More than 75% of projects chose to opt in, and there was a sharp increase in small-scale/missing middle infill development in the core of the city.

### LOCATION

Brownsville, Texas

### DATES

Complete: December 2020

### REFERENCE

Helen Ramirez, AICP  
City Manager  
1001 East Elizabeth Street  
Brownsville, Texas 78520  
956-548-6005  
helen.ramirez@brownsvilletx.gov

### TEAM MEMBERS

- Chance Sparks: Project Manager

### LINK

[Brownsville UDC](#)



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# Unified Development Ordinance

## City of Victoria

FNI prepared a Unified Development Ordinance (UDO) consolidating development-related regulations. The project included public engagement in virtual and in-person formats, coupled with the same for stakeholders and code users.

The resulting ordinance was designed to integrate provisions related to subdivisions and development, technical development standards, sign regulations, flood damage prevention, manufactured housing and similar regulations in a streamlined, coordinated regulatory document designed with the user experience in mind.

The resulting document featured plain-English approaches to code language, with heavy use of graphics, tables and charts to clearly and concisely convey standards. The process featured an initial diagnostic report, including an assessment of consistency with adopted plan documents such as the comprehensive plan, downtown plan and transportation plan.

The regulations themselves were created using an iterative module-based process allowing consideration and feedback in digestible portions.

A unique feature of the project was the absence of zoning in Victoria. As a result, the ordinance took a novel approach to this market-responsive environment by emphasizing bulk regulations, form, performance and adjacency compatibility.

This resulted in a modern development standard on the edge of innovation, successfully aligning the community vision with the market.

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### LOCATION

Victoria, Texas

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### DATES

Complete: September 2023

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### REFERENCE

Julie Fulgham, AICP  
Development Services  
Director  
105 W Juan Linn Street  
Victoria, Texas 77901  
361-485-3040  
jfulgham@victoriatx.gov

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### TEAM MEMBERS

- Chance Sparks: Project Manager
- Alexis Garcia: Assistant Program Manager
- Shubhangi Rathor: Planner
- Carolina Stewart: Planner

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### LINK

[Victoria UDC](#)

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# Unified Development Code

## City of Bee Cave

FNI recently developed a UDC for the City of Bee Cave, which combines several separate development regulation ordinances into a cohesive, consistent and streamlined code.

The project was separated into two phases: diagnostic analysis of the current code, including outreach and stakeholder coordination, and preparation of a new UDC. The diagnostic analysis report outlines existing issues arising out of the City's current codes and practices against the background of community-approved goals and objectives that have been identified by the Our Bee Cave 2037 Comprehensive Plan, coupled with stakeholder input. It goes on to recommend solutions and approaches to overcome each issue identified.

The development code was drafted to streamline processes and modernize regulations to reflect current market needs and community vision. With its location over the highly-sensitive Edwards Aquifer Recharge Zone and steep topography, non-point source pollution and flood damage prevention regulations were

critical elements. The location in the Hill Country also drove interest in cutting-edge dark sky lighting regulations. Administrative procedures have been optimized to support administrative rather than discretionary approvals to create more predictability, incorporating thoughtful by-right regulations and menu-based approaches to development regulations to encourage creative practices. Recent changes prompted by case law and state legislative actions have been incorporated. Graphics are used heavily to convey regulations in a manner that is easy for the code user to understand, with built-in cut sheets with applicable codes to assist.

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### LOCATION

Bee Cave, Texas

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### DATES

Complete: June 2022

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### REFERENCE

Lindsey Oskoui  
Assistant City Manager  
4000 Galleria Parkway  
Bee Cave, Texas 78738  
512-767-6677  
loskoui@beecavetexas.gov

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### TEAM MEMBERS

- Chance Sparks: Project Manager
- Alexis Garcia: Urban Planner

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### LINK

[Bee Cave UDC](#)

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# Unified Development Code

## City of Georgetown

FNI is currently updating and rewriting the City of Georgetown's UDC. The project includes evaluating the UDC, providing guidance and recommendations on the most appropriate approach for making improvements and addressing identified deficiencies and challenges, developing a modern and updated UDC, and leading outreach and public engagement efforts.

The result is a comprehensively updated and streamlined UDC fully aligned with the community's needs.

The UDC features plain-English language choice and the deployment of regulatory graphics to convey requirements more clearly and improve the user experience. A diagnostic report is prepared following initiation involving:

- An audit of development processes
- Alignment to adopted plans and state and federal requirements
- Best practices and expectations alignment
- Assessment of user-friendliness
- Technical review

- Economic/housing cost impact of current practices

This diagnostic report informs a work plan in which relevant topical areas deliver the draft UDC in modules. A full consolidated draft is then developed and carried through the approval process.

Throughout the effort, FNI is leading various engagement efforts, including staff coordination, Council/Commission workshops, advisory committee workshops, stakeholder meetings, public open houses in in-person and virtual formats, and creating an interactive project website.

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### LOCATION

Georgetown, Texas

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### DATES

October 2022 - Present

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### REFERENCE

Sofia Nelson  
Planning Director  
113 East 8th Street  
Georgetown, Texas 78627  
512-931-7611  
sofia.nelson@georgetown.org

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### TEAM MEMBERS

- Chance Sparks: Project Manager
- Alexis Garcia: Assistant Project Manager

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### LINK

Currently in Progress

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**COMPREHENSIVE PLAN AWARD**  
Envision McAllen, 2023

# Comprehensive Plan and Unified Development Code

## City of McAllen

FNI was engaged to prepare a progressive, innovative comprehensive plan and reform McAllen's development regulations into a UDC concurrently to the plan effort.

Public involvement was an equity-centered, highly-transparent approach to accessing the planning process, using a combination of in-person and virtual engagement tools that function well in a multi-lingual environment. The community in McAllen can be disengaged and hard to reach, so the public input process focused on connecting with residents and showing them how their input into the plan impacts their everyday lives and rallying them around a strong city-wide vision.

From the engagement process, a vision and set of guiding principles highlight the role of McAllen and regional coordination, particularly in the international border context and economy. The land use element utilized a scenario-based approach, emphasizing outcomes, consequences and tradeoffs of different approaches. Growth and transportation recommendations emphasized the role that development patterns play in public health outcomes and access to opportunity for residents. Additional recommendations around economic resilience and housing identified ways to bridge the gaps between the community vision and market direction, focusing on enhancing the vitality of communities and quality-of-life of existing residents while celebrating McAllen's heritage.

All elements are distilled into an implementation plan, focused on outcome metrics, specific actions and other measurable efforts to chart an effective course for McAllen's future and providing an accountability mechanism for the community.

A diagnostic analysis of McAllen's regulatory environment was included, and a concurrent phase of work seeks to fast-track implementation by revising McAllen's Unified Development Code to be in alignment with the intent of the Comprehensive Plan. This operationalizes the policies and actions identified in the Comprehensive Plan, emphasizing streamlined processes, accessible language and use of thoughtful graphics to convey regulatory standards and incentives.

### LOCATION

McAllen, Texas

### DATES

October 2021 - Present

### REFERENCE

Edgar Garcia  
Director of Planning  
1300 West Houston Avenue  
McAllen, Texas 78501  
956-681-1250  
edgar.garcia@mcallen.net

### TEAM MEMBERS

- Chance Sparks: Project Manager

### LINK

Currently in progress

## FNI'S SELECT PLANNING EXPERIENCE

### Areas of Focus

Client	Comp/Small Area Plan	Downtown	Parks/ Trails	Codes/ Regulations	W/WW	On-call Services
City of Alvarado	●		●		●	
City of Balch Springs	●		●	●	●	
<b>City of Bee Cave</b>	●			●		●
City of Big Spring	●	●	●			●
City of Bonner Springs, KS				●		
<b>City of Brownsville</b>				●		●
City of Buda				●	●	●
City of Burleson	●		●	●	●	●
City of Canyon	●	●		●		
City of Cedar Park	●	●			●	●
City of Cleburne				●		
City of Corinth	●			●	●	●
City of DeSoto	●			●	●	●
City of Duncanville	●			●	●	
City of Edmond, OK	●	●	●		●	
City of El Paso			●	●		●
City of El Reno, OK				●		
City of Fredericksburg	●		●	●	●	●
City of Frisco	●	●	●	●	●	●
<b>City of Georgetown</b>	●			●		●
City of Granbury	●	●			●	
City of Hutto	●	●			●	●
City of Kilgore	●	●			●	
City of Las Cruces, NM				●		
City of Longview	●	●	●	●	●	
<b>City of McAllen</b>	●			●	●	
City of Midlothian	●	●			●	●
City of Odessa	●	●				
City of Pflugerville	●				●	●
City of Port Arthur	●	●		●	●	
City of Portland	●			●	●	
City of Red Oak	●	●	●	●	●	●
City of Richland Hills	●	●		●	●	●
City of Rowlett	●				●	●
City of Runaway Bay	●			●		●
City of Seguin	●	●			●	●
<b>City of Victoria</b>		●		●		
Cooke County				●		
Fannin County				●		
Hunt County				●		
Kaufman County				●		
Oklahoma County, OK				●		
Rockwall County				●		
Tarrant County				●		
Town of Prosper	●		●	●	●	
Town of Sunnyvale	●			●	●	

■ Detailed project descriptions provided on previous pages for highlighted rows.



## Focused on Sustainability

FNI demonstrates a comprehensive approach to sustainability in all of our work. Through our focus on sustainable initiatives, we strive to satisfy present needs, while preserving the ability of future generations to meet their own needs. It encompasses everything we do, as a company and for our clients, from technical projects to corporate processes, so we can be responsible stewards of our community, environment and finances.

### We do this by...

- ✓ Creating more livable, enjoyable communities
- ✓ Designing systems with reduced future maintenance
- ✓ Improving community mobility
- ✓ Encouraging the selection of environmentally friendly building materials
- ✓ Improving water quality through best management practices