Chance W. Sparks, FAICP, CNU-A, ENV -SP

SUMMARY

An award-winning urban planner with 20+ years of experience in municipal and state planning in public and private employment experienced in local government planning and implementation, city management, public participation, demography, economic development, comprehensive planning, parks-related planning and tourism, neighborhood planning, downtown and corridor planning, development regulations, historic preservation, urban design, capital and operations budgeting, development analysis, fiscal impact analysis, and annexation policy and analysis.

EXPERIENCE

Principal & Urban Planning+Design Group Manager, Project Manager (promotions) **December 2018 - Present**
Freese and Nichols, Inc.
Led multiple award-winning plan and code efforts involving comprehensive planning, development regulations, downtown master plans and parks, recreation and open space plans, along with a variety of staff augmentation and departmental assessments, often featuring cross-discipline involving various engineering specialties in addition to planning ▪ Achieved significant advancement in key financial indicators ▪ Oversaw technical content and formulate plans in concise, well-written documents ▪ Managed the firm's urban planning, landscape architecture and site civil services, and co-led with Practice Leader business development efforts ▪ Project types include: comprehensive plans, corridor plans, small area plans, downtown plans, development regulations, stormwater master plans and ordinances, development process assessments, organizational assessments and general on-call planning services

Assistant City Manager, Planning Director (promotions) **December 2010 – December 2018**
City of Buda, Texas
Responsible for all aspects of municipal planning and development plus multiple departments through unprecedented growth in the fastest growing Texas city ▪ Transitioned planning, engineering and building services from 3rd party to in-house services ▪ Led multiple award-winning planning efforts including Comprehensive Plan, Mobility Plan, Downtown Master Plan, Parks/Recreation/Open Space Master Plan, Economic Development Strategic Plan & Incentive Policy, Complete Streets Policy and Traffic Calming Program, and Unified Development Code initiatives ▪ Implemented best practices for long-range planning, current planning and planning department management, developing into a recognized city for best practices in Texas ▪ Developed unique multidisciplinary approach to integrating perspectives of planning & engineering on all projects—from planning policy documents to on-the-ground application in design

Senior Program Analyst, Disaster Recovery **February 2009 – December 2010**
State of Texas, Texas Department of Rural Affairs
Integrated long-term planning & sustainability into Hurricane Ike and Dolly disaster recovery programs ▪ Developed citizen participation plan, including the first use of virtual engagement in State of Texas CDBG program ▪ Developed application program for disaster recovery infrastructure program & business processes for establishing methods of funding distribution ▪ Negotiated first of kind programmatic agreement and memorandum of understanding with Texas Historical Commission and Texas Commission on Environmental Quality to expedite environmental review ▪ Authored the *State Plan for Disaster Recovery* ▪ Researched and developed waivers to HUD regulations to accommodate the unique needs of disaster recovery, many of which are now being memorialized into a standing disaster recovery program (2023)

Planning Manager, Chief Planner, Senior Planner (promotions) **April 2006 – February 2009**
City of San Marcos, Texas
Managed and contributed to development of award-winning *Downtown Master Plan* and *Campus Edge Strategic Plan* ▪ Implemented new process for capital improvements planning program with increased citizen involvement and strengthened ties to adopted long-range planning documents ▪ Streamlined processing for various requests, reducing processing times by as much as 60% ▪ Revised several elements of the Land Development Code ▪ Rendered design themes for the Wonder World Drive bypass ▪ Leveraged Community Development Block Grant program to achieve goals of neighborhood plans ▪ Served as historic preservation officer ▪ Annexation analysis and administration

Planning & Development Director, City Planner, Planning Intern (promotions) **May 2003 – April 2006**
City of Bulverde, Texas
Established department, including budget, standard procedures ▪ Managed and contributed to development of *Sunrise 2025 Comprehensive Plan*, the city's first such plan ▪ Contract management and quality assurance of building inspections ▪ Revised zoning and subdivision regulations, including Interlocal Agreements ▪ Implemented City's first GIS ▪ Authored a Dark Sky lighting ordinance ▪ Reviewed subdivisions and building projects for compliance with related regulations, including site inspections ▪ Coordinated public works and infrastructure maintenance ▪ Developed Sign Ordinance ▪ Performed all planning tasks

CREDENTIALS

Fellow, American Institute of Certified Planners (#022822)

Congress for the New Urbanism Accredited Member

EDUCATION

Master of Public Administration
Texas State University, San Marcos, Texas

B.S. in Geography—Urban and Regional Planning
Texas State University, San Marcos, Texas

MEMBERSHIPS, RECOGNITIONS, PUBLICATIONS AND HONORS

American Planning Association

New Urbanism Division Vice-Chair, 2024-present ▪ Immediate Past President for Texas Chapter, 2021-2023 ▪ President for Texas Chapter, 2019-2021 ▪ President-Elect for Texas Chapter, 2017-2019 ▪ Legislative Liaison & TML Affiliate for Texas Chapter, 2013-2017 ▪ Director for Central Texas Section, 2011-2013 ▪ Director Elect for Central Texas Section, 2009- 2011 ▪ Treasurer for Central Texas Section, 2007-2009 ▪ Section Award Committee Member, 2009 & 2010 ▪ State Award Committee Member, 2010, 2013-2017 ▪ 2006 Local Host Committee Subcommittee Chair for National APA Conference in San Antonio

Awards:

2026 National Small Town and Rural Planning Division Vernon Deines Award for *Lockhart Looking Forward Comprehensive Plan*
2025 National Small Town and Rural Planning Division Vernon Deines Award for *Brownwood Downtown Master Plan*
2024 Texas Chapter Gold Award Economic Development for *Brownwood Downtown Master Plan*
2023 Texas Chapter Comprehensive Plan Award for *Envision McAllen*
2022 Texas Chapter Comprehensive Plan Award for *Pflugerville Aspire 2040*
2021 Texas Chapter Gold Award Best Practice for *Brownsville Unified Development Code*
2019 National Chapter Award (as Chapter President/President-Elect)
2018 Central Texas Section Project Planning Award for Buda Unified Development Code
2017 Texas Chapter President's Award
2015 Texas Chapter Community of the Year
2012 Texas Chapter Comprehensive Planning Award for *Buda 2030 Comprehensive Plan*
2012 Central Texas Section Long-Range Plan of the Year Award for *Buda 2030 Comprehensive Plan*
2008 Central Texas Section Student Project Award for *Greening Affordable Housing*
2008 Central Texas Section Plan of the Year Award for *Town-Gown Compilation Plan*
2007 Texas Chapter Project Planning Award for *Campus Edge Strategic Plan*

Conference/Continuing Education Sessions Presented:

2025 Texas Chapter Conference session: *The Nitty-Gritty of Bringing History to Life in Public Art*
2025 Texas Chapter Conference session: *Form Based Coding to Create Downtowns We Love*
2025 Texas Chapter Conference session: *FAICP Panel*
2025 National Conference session: *Planning Power Revolution*
2024 Texas Chapter Conference session: *Planning Power Revolution*
2024 Texas Chapter Conference session: *Zoning Without "Zoning," Radical Reform for the Future*
2024 National Conference session: *Project Management Tools for All Planners*
2023 Texas Chapter Conference session: *Applied Allyship and Empowerment*
2023 Texas Chapter Conference session: *Applying the 88th Legislature to Your Community's Plans and Regulations*
2023 Texas Chapter Conference session: *You CAN Always Get What You Want*
2023 Oklahoma Chapter Conference session: *Bodegas, Spaceports and Re-legalizing Innovation and Culture*
2022 Texas Chapter Conference session: *Bodegas, Spaceports and Re-legalizing Innovation and Culture*
2020 Cross Chapter Collaborative Virtual Conference session: *Procurement with a Purpose – Finding Your Best Fit Firm*
2020 Cross Chapter Collaborative Virtual Conference session: *Optimizing Online Public Engagement to Support Your Planning*
2020 TexasPlans Legislative and Advocacy Summit session: *Preparing for Advocacy*
2020 TexasPlans Legislative and Advocacy Summit session: *The Context for Planning Advocacy*
2020 APATX Southwest Section Webinar: *Won't get Fooled Again (Legislative Sessions)*
2020 MetroQuest On-Demand Education: *Essential Online Public Engagement Toolbox for Planning*
2019 Texas Chapter Webinar: *86th Texas Legislature Webinar Recap*
2019 Texas Chapter Conference session: *The 86th Texas Legislature Wrap-Up and Next Steps in Advocacy*
2019 Texas Chapter Conference session: *Big Ethical Challenges: Confronting Real World Difficulties*
2018 Texas Chapter Conference session: *Advocacy in the Upcoming Legislative Session*
2017 Texas Chapter Conference session: *Now You are a Planner Too!* (Planning Commissioner training)
2017 Texas Chapter Conference session: *Planning Matters: Next Steps in Advocacy*
2017 Texas Chapter Conference session: *The 85th Legislature Wrap-Up & Future Advocacy*
2016 Texas Chapter Conference session: *Planning Law Legislative Update*
2016 Texas Chapter Conference session: *AICP Ethics Code*
2015 Texas Chapter Conference session: *Post-Mortem on the 84th Texas Legislature*
2015 Texas Chapter Conference session: *Leadership Forum*
2014 Texas Chapter Conference session: *Legislative & Judicial Update*
2014 Texas Chapter Conference session: *Building Stronger Communities Through Housing Choice*
2013 Texas Chapter Conference session: *Helping Planners & Elected Officials Do the Right Thing*
2012 Texas Chapter Conference session: *Real World Ethics*
2011 Texas Chapter Conference session: *Bringing Out the Awesome – Attracting and Maintaining a Strong Staff*
2011 Texas Chapter Conference session: *Finding and Strengthening Your Ethical Voice*

2011 Central Texas event: *Texas State Law Changes Affecting Planning, and Their Legal Implications*
2009 Texas Chapter Conference session: *Introduction to Comprehensive Plans*
2007 Texas Chapter Conference session: *The Role of the Planning Commissioner in Comprehensive Planning*

Congress for the New Urbanism

Conference/Continuing Education Sessions Presented:
2024 CNU National Congress session: *Radical Reform: Market-Based, Organic Zoning in Victoria, TX*

Texas Municipal League

2013-2017 TML Board Member

Conference/Continuing Education Sessions Presented:
2025 TML State Conference session: *City in Sync: Unlocking the Power of Integrated Planning*
2018 TML Elected Officials Conference session: *Annexation: Where Do We Go From Here?*
2017 TML State Conference session: *Solving the Housing Rubik's Cube*
2016 TML Municipal Annexation Conference sessions: *Why Annex* & *Annexation in Home-Rule Cities*
2016 TML State Conference session: *Why Annex*
2016 TML State Conference session: *Bond Success Through Innovative Planning*
2015 TML State Conference session: *Crash Course in Planning*