



# FELIX LANDRY



## CONTACT

Address  
2628 FM 3090 RD  
Navasota, TX  
77868

Email  
[felix@urbexsolutions.com](mailto:felix@urbexsolutions.com)

Phone Number  
979.571.0238

LinkedIn  
[www.linkedin.com/in/felix-landry](http://www.linkedin.com/in/felix-landry)

## SUMMARY

I've been working in the planning field for 10 years. I spent 8 years working in the public sector with a variety of cities in Texas. During that time I got to work almost every type of planning project a public side planner will encounter. In 2017 while still working on the public side I began fulfilling private contracts on the side. That eventually transitioned into working full-time in the private sector, which is where I am today.

My move to Fort Worth and shift into the private sector revolved primarily around my interests in modeling the short and long range fiscal impacts of development patterns. I've created a variety of processes and models which can help a city understand the fiscal impact of how they choose to regulate development patterns. These processes can also work in the other direction if a city would like to cater their development regulations, plans, or capital improvement plans to a desired fiscal outcome. For any project my aim remains to help cities operate with heightened fiscal and regulatory transparency, and a higher level of financial stewardship.

## EXPERIENCE

### URBEX SOLUTIONS

#### Principal - 2017 to Present

I started Urbex Solutions so I could pursue projects with cities and other organizations interested in exploring the relationship between patterns in the built environment, city financing, and the general welfare of the public. Urbex Solutions has existed as a full-time or part-time service since 2016. Projects completed so far include:

- Lake Worth Comprehensive Plan
- City of Fate Fiscal Analysis Report
- City of Fulshear Fiscal Analysis report

Projects underway include:

- Crowley Comprehensive Plan
- City of Pasadena Comprehensive Plan
- Royse City Zoning Code update
- Portland, Texas downtown strategic plan



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## VERDUNITY INC.

### Senior Planner & Analyst - 2018 to 2020

I joined Verdunity as the Senior Planner and Analyst after completing two projects with them as an independent subcontractor. When I joined we totaled three employees, but within two years the team grew to seven full time employees and one part time employee. I managed all aspects of our data analysis and mapping projects including a full-time and part-time employees. Work included finding and cleaning the appropriate data, mapping that data, creating processes for allocating costs to parcels from the city's general fund budget, and using the results to formulate tables, charts, graphs, and recommendations. I also contributed heavily to many aspects of our code writing and comprehensive planning projects.

#### Projects and work included:

- Bastrop (Texas) Code update with Fiscal Analysis Report
- Pflugerville (Texas) Fiscal Analysis Report
- Pilot Point (Texas) Fiscal Analysis Report
- Brownsville (Texas) Fiscal Analysis Report
- City of Fate on-call service for PUD analysis and recommendations about potentially investing in a new sanitary sewer treatment plant.
- Wrote regular articles for the company blog: [verdunity.com/blog](http://verdunity.com/blog)
- Prepared material for and participated in podcast episodes: [verdunity.com/podcast](http://verdunity.com/podcast)
- Recruited and hired an intern and a full time employee to help with the fiscal and data analysis projects.
- Trained staff in various elements of building the financial modeling projects.
- Presented regularly at conferences on the relationship between municipal budgets and development regulations and policies.
- Outlined and provided content for the fiscal analysis portion of the company website: <https://fiscal.verdunity.com/>

## CITY OF COLLEYVILLE, TX

### Principal Planner - 2017 to 2018

I filled the Principal Planner position in the Development Services Department. I supervised the planning activities for the City of Colleyville, worked under the Director of Development Services. I supervised the Planning Tech and Urban Forester positions, and worked alongside the Building Official. Specifically my work included:

- Manage zoning and platting cases for the Planning and Zoning Commission
- Manage variance cases for the Zoning Board of Adjustment
- Assist in updating the zoning chapter of our Unified Development Ordinance
- Manage existing and proposed Planned Unit Developments (PUDs)
- Facilitate the development process with both developers and other city staff.
- Review site plans and development proposals for compliance with our development regulations.
- Facilitate yearly evaluations for the staff members.



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## CITY OF FORT WORTH, TX

### Senior Planner - 2015 to 2017

I filled a Senior Planner position in the Comprehensive Planning Section of the Planning and Development Department. My work focused primarily on research and data analysis using ESRI's GIS software concerning return on public investment, census data, economic/financial trends, and land use patterns. I was also the lead staff member for the Pedestrian and Bicycle Advisory Commission, Mixed Use Zoning Advisory Group, and implementing Fort Worth's mixed use zoning districts. Specifically my work included:

- Developing a return on investment model to grade the performance of the city's land use policies and redevelopment programs. I took a broad assignment and created a detailed system of revenue generation and cost allocation for all tax generating parcels within the City of Fort Worth. This included calculating the property tax revenue generated by each parcels in the city. It also included calculating a cost of service estimate for all revenue generating parcels. Allocating the costs involved consistent meetings with other departments such as Fire, Police, Libraries, and TPW to determine the best means of allocating their costs to the parcels.
- Manage the Mixed Use Zoning Advisory Group, appointed by City Council to make recommendations regarding Fort Worth's mixed use zoning districts: MU-1, MU-2, and UR
- Oversight of the City Council appointed Pedestrian and Bicycle Advisory Commission
- Oversight of the 2016 comprehensive plan update, as well as responsibility for the "Economic Trends" and "Financial Trends" chapters.
- Oversight of the Berry/TCU Form Based Code, Mixed Use, and Residential Zoning Districts.
- Sat on staff hiring committees for the Comprehensive Planning Section.

## CITY OF WACO, TX

### Planner, Pedestrian & Bicycle Coordinator, Senior Planner - 2010 to 2015

I began as a planner and eventually filled the roles of Bicycle & Pedestrian Coordinator and Senior Planner for both the City of Waco and the Waco MPO.

- Drafted a new ordinance to better facilitate efforts to create a farmers' market. I worked with multiple local agencies to overcome challenges.
- Often created info-graphics and maps in ESRI ArcGIS for our department as well as others.
- Updated the City's Comprehensive Plan, which included:
  - creating and executing a public engagement process which included regular public meetings and an online engagement platform.
  - Creating maps and info graphics.
  - Drafting the text with the former planning director, Bill Falco.
  - Assisted in the formatting of the document layout
  - Staffed the comp plan advisory committee which reviewed the components of the plan as we completed them.



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- Led the development review process for the City's zoning ordinance as well as existing and new Planned Developments, and represented the planning department at a weekly development review meeting which involved other city departments as well as developers.
- Managed the development of a way-finding signage design project through a partnership between a downtown TIF and the Department of Recreation, Park, and Tourism Sciences from Texas A&M University. Design and phase one constructed with TIF funding.
- Developed build out scenarios in ArcGIS illustrating how our population projections, growth patterns, and different development policies affect the built environment.
- As the Bicycle and Pedestrian Coordinator my work included:
  - Teaming with the public works department to design and build the first bike lanes and bike boxes in downtown Waco.
  - Attended technical committee and board meetings for the MPO when pedestrian or bicycle issues were on the agenda.
  - Represented the city at local interest groups such as the local running club, cycling club, and triathletes club meetings.
  - Updated the Bicycle and Pedestrian portion of the MPO's transportation plan, which included facilitating the public engagement process.
- Sat on hiring review committees for new staff hires.
- Represented the city at TIF and PID board meetings.
- Updated various sections of the zoning and subdivision ordinances.
- Drafted an overlay district ordinance for neighborhoods adjacent to Baylor University

## EDUCATION

### TEXAS A&M UNIVERSITY

Master of Urban Planning, 2010

- Certificate in Sustainable Urbanism
- Certificate in Transportation Planning
- Studied Abroad in Barcelona for 6 hrs of design studios and historical architecture credits
- Internship with the City of College Station, Texas.

### TEXAS A&M UNIVERSITY

Bachelor of Applied Science in Recreation, Park, and Tourism Sciences, 2007

- Internship in Death Valley National Park, 8 weeks, summer of 2006



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## REFERENCES

### KEVIN SHEPHERD

CEO & President at VERDUNITY INC  
email: [Kevin@verdunity.com](mailto:Kevin@verdunity.com)  
phone: (214) 425-6720

### MATT JONES

Director of Planning & Development, City of Mansfield, TX  
email: [Matt.Jones@mansfieldtexas.gov](mailto:Matt.Jones@mansfieldtexas.gov)  
phone: (817) 276-4228

### RANDY HUTCHESON

Planning Manager, City of Fort Worth, TX  
email: [Randy.Hutcheson@fortworthtexas.gov](mailto:Randy.Hutcheson@fortworthtexas.gov)  
phone: (817) 392-8008

### CLINT PETERS

Director of Planning & Inspection Services, City of Waco, TX  
email: [ClintP@wacotx.gov](mailto:ClintP@wacotx.gov)  
phone: (254) 750-5654