

7 | Implementation Plan

Successful communities establish a clear vision for the future and identify the steps necessary to achieve that vision. This section completes the Comprehensive Plan by providing implementation techniques and priorities that address the vision, recommendations and related policies established herein. This Implementation Plan is structured into a coordinated action program so that City leaders, staff, and other decision-makers can easily identify the steps that are necessary to achieve the vision for Waxahachie described within this Plan.

It is also important to note that most cities cannot afford to complete all of the desired tasks at once; therefore, it is important to identify the top priorities that are most critical for achieving the vision. Many of these recommendations will take several years to complete, but this plan will help the City to identify the “low-hanging fruit” and allocate funding in future budgets for the costlier projects.

The Roles of the Comprehensive Plan

A Guide for Daily Decision-Making

The current physical layout of the City is a product of previous efforts put forth by many diverse individuals and groups. In the future, each new development that takes place – whether it is a subdivision that is platted; a home that is built; or a new school, church or shopping center that is constructed – represents an addition to Waxahachie’s physical form. The composite of all such efforts and facilities creates the City as it is seen and experienced by its citizens and visitors. If planning is to be effective, it must guide each and every individual development decision. The City, in its daily decisions pertaining to whether to surface a street, amend a zoning ordinance provision, enforce the building codes, or construct a new utility line, should always refer to the basic concepts outlined within the Comprehensive Plan. The private builder or investor, likewise, should recognize the broad concepts and policies of the Plan so that their efforts become part of a meaningful whole in planning the City.

Zoning and Subdivision

The usual processes for reviewing and processing zoning amendments, development plans, and subdivision plans provide significant opportunities for implementing the Comprehensive Plan. Each zoning, development and subdivision decision should be evaluated and weighed against applicable recommendations and policies contained within this Comprehensive Plan. However, regulations regarding subdivisions can only be made when amending the subdivision ordinance. The Plan allows Waxahachie to review proposals and requests in light of an officially prepared document adopted through a sound, thorough planning process. If decisions are made that are inconsistent with Plan recommendations, then they should include actions to modify or amend the Plan accordingly in order to ensure consistency and fairness in future decision-making. Amending the Subdivision Ordinance and Zoning Ordinance represent two major, proactive measures that the City can take to implement Comprehensive Plan recommendations.

A Flexible and Alterable Guide

The Comprehensive Plan for the City of Waxahachie is intended to be a dynamic planning document – one that responds to changing needs and conditions. Major plan amendments should not be made without thorough analysis of immediate needs, as well as consideration for long-term effects of proposed amendments. The Waxahachie City Council and other Waxahachie

officials should consider each proposed amendment carefully to determine whether or not it is consistent with the Plan's goals and policies, and whether it will be beneficial for the long-term health and vitality of the City of Waxahachie.

Annual Review

At one-year intervals, a periodic review of the Plan with respect to current conditions and trends should be performed. Such on-going, scheduled evaluations will provide a basis for adjusting capital expenditures and priorities, and will reveal changes and additions that should be made to the Plan in order to keep it current and applicable long-term. It would be appropriate to devote one annual meeting of the Planning and Zoning Commission to reviewing the status and continued applicability of the Plan in light of current conditions. Those items that appear to need specific attention should be examined in more detail, and changes and/or additions should be made accordingly. By such periodic evaluations, the Plan will remain functional, and will continue to give civic leaders effective guidance in decision-making. Periodic reviews of the Plan should include consideration of the following:

- The City's progress in implementing the Plan;
- Changes in conditions that formed the basis of the Plan;
- Community support for the Plan's goals and recommendations;
- Changes in City officials' policies and priorities; and
- Changes in State laws.

Updates

In addition to periodic annual reviews, the Comprehensive Plan should undergo a complete, more thorough review and update every five years or when changes initiate a need. The review and updating process should begin with the City Council, the Planning & Zoning Commission, and City staff. Specific input on major changes may be sought from various groups, including property owners, neighborhood groups, civic leaders and major stakeholders, developers, merchants, and other citizens and individuals who express an interest in the long-term growth and development of the City.

Development Proposals and the Future Land Use Plan

At times, the City will likely encounter development proposals that do not directly reflect the purpose and intent of the Comprehensive Plan and the land use pattern shown on the Future Land Use Plan. A process should be developed to allow developers and individuals to go before City Council to request an update to the Comprehensive Plan and the Future Land Use Plan. Review of such development proposals should include the following considerations:

- Will the proposed change enhance the site and the surrounding area?
- Is the necessary infrastructure already in place?
- Is the proposed change a better use than that recommended by the Future Land Use Plan?
- Will the proposed use impact adjacent residential areas in a negative manner? Or, will the proposed use be compatible with, and/or enhance, adjacent residential areas?
- Are uses adjacent to the proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility?
- Does the proposed use present a significant benefit to the public health, safety and welfare of the community? Would it contribute to the City's long-term economic well-being?

Development proposals that are inconsistent with the Comprehensive Plan and the Future Land Use Plan (or that do not meet its general intent) should be reviewed based upon the above questions and should be evaluated on their own merit. It is the responsibility of the applicant to provide evidence that the proposal meets the aforementioned considerations and supports community goals and objectives as set forth within this strategy.

It is important to recognize that proposals contrary to this Comprehensive Plan could be an improvement over the uses shown on the map for a particular area. This may be due to changing markets, the quality of proposed developments and/or economic trends that occur at some point in the future after the strategy is adopted. If such changes occur, and especially if there is a significant benefit to the City, then these proposals should be approved, and the Comprehensive Plan and the Future Land Use Map should be amended accordingly.

Implementation Matrix

The following pages summarize the goals and strategies described within this plan. Each strategy has an implementation mechanism identified and a reference to the corresponding chapter, policy, and goal.

Action items are divided into the following categories to indicate when the City should start working to achieve the action.

Top Priorities:

City leaders should start implementing these action items within **one (1) to (2) two years** following plan adoption.

Short-Term Priorities:

City leaders should start implementing these action items within **three (3) to five (5) years** following plan adoption.

On-Going Priorities:

These actions items should be continually addressed by City leaders (i.e., no specific timeframe is applicable.)

How will the implementation plan be used?

The following tables outline the policies and actions discussed in the previous chapters, which are to be used for the future development of the City. This plan is a guiding document that is intended to be revisited annually and updated at least once every five years. The plan will be used by the Planning & Zoning Commission and the City Council as a guide for daily decision-making.

Top Priorities (1-2 Years from Plan Adoption)

Implementation Action	Chapter Reference	Policy Reference	Goal Reference	Implementation Mechanism
Increase development standards within the City’s multiple-family zoning districts to require characteristics that will ensure high-quality and sustainable developments.	Chapter 3 (Future Land Use Plan)	#7	#1	Zoning Ordinance
Amend the Subdivision Ordinance to require pedestrian and bicycle connectivity as development occurs – both within the development itself and to adjacent developed areas. (This would be similar to the way in which roadway rights-of-way and connectivity is achieved.)	Chapter 4 (Transportation)	#5 #6 #7	#3 #6 #11	Subdivision Ordinance
	Chapter 5 (Corridors)	#6		
Amend the City’s nonresidential zoning districts to increase development standards for retail development. Such recommendations include connections to adjacent neighborhoods, less visible parking, separation of parking areas, minimized spacing between buildings (to encourage walking), and adjacent accessible land uses that provide a built-in market.	Chapter 3 (Future Land Use Plan)	#8	#1	Zoning Ordinance
Amend the City’s nonresidential zoning districts to integrate big box retail buildings. These amendments will ensure that these buildings are designed to fit into the City fabric and will be more sustainable over time.	Chapter 3 (Future Land Use Plan)	#1 #3 #8	#1 #2 #3	Zoning Ordinance
Proactively plan for the Medical Center District and Airport Industrial areas by creating new zoning districts, evaluating the possibility of city-initiated rezonings, and working with land owners.	Chapter 3 (Future Land Use Plan)	#5	#1 #2 #3	Zoning Ordinance; City Project

Implementation Action	Chapter Reference	Policy Reference	Goal Reference	Implementation Mechanism
Work with City Leaders to establish a list of businesses to recruit to the Medial Center District and IH-35 corridor.	Chapter 3 (Future Land Use Plan)	#5 #9	#1 #2 #3	City Project
Evaluate and pursue acquiring CCN rights from neighboring water and wastewater service providers.	Chapter 6 (Growth Strategies)	#1	#12	City Project
Begin the process of establishing ETJ boundary agreements with the City of Midlothian and the City of Maypearl.	Chapter 6 (Growth Strategies)	#5	#12 #13	City Project
Update design manuals and the subdivision ordinance to account for the revised cross-sections and right-of-way dedications within the Comprehensive Plan.	Chapter 4 (Transportation)	#2	#4 #5	City Project
Identify high visibility locations, gateways, and pedestrian-oriented areas to provide enhanced landscaping.	Chapter 5 (Corridors)	#2 #3 #5	#8	City Project

Short-Term Priorities (3-5 Years from Plan Adoption)

Implementation Action	Chapter Reference	Policy Reference	Goal Reference	Implementation Mechanism
Amend the residential districts to include a mechanism for cluster developments, either with a straight zoning district or a type of planned development district.	Chapter 3 (Future Land Use Plan)	#6	#1 #3	Zoning Ordinance
Amend the City's single-family residential zoning districts to provide gross density (units per acre) standards as an alternative to minimum lot sizes. (This will help to achieve a mix of unit types and lot sizes within neighborhoods.)	Chapter 3 (Future Land Use Plan)	#3 #6	#1 #3	Zoning Ordinance
Amend the Subdivision Ordinance to require that most residences within new development be no further than 800 feet from a public park or open space corridor. {Large-lot developments (where lots are over one acre in size) may need to be exempted from this requirement.}	Chapter 3 (Future Land Use Plan)	#3 #6	#1 #3	Subdivision Ordinance
Explore the potential for localized transit within Waxahachie to connect regional transit stops, Downtown, local higher education venues, the hospital, and new mixed use developments.	Chapter 4 (Transportation)	#9	#4 #6	City Project
Document the conditions of existing neighborhoods to identify deteriorating areas and to prioritize such areas for improvements. Facts that should be documented include code violations, public safety reports (e.g., police and fire), and ownership/rental percentages.	Chapter 3 (Future Land Use Plan)	#6	#1	City Project
Evaluate zoning along the IH-35 corridor to ensure the zoning is in agreement with the Future Land Use Map.	Chapter 3 (Future Land Use Plan)	#9	#1 #2 #3	City Project
Actively recruit quality industrial uses to the regional airport.	Chapter 3 (Future Land Use Plan)	#10	#1 #2 #3	City Project
Amend the Zoning Ordinance to ensure an aesthetically pleasing image is created along the roadway within the airport's industrial district with the use of landscaping and screening.	Chapter 3 (Future Land Use Plan)	#10	#1 #2 #3	Zoning Ordinance

Implementation Action	Chapter Reference	Policy Reference	Goal Reference	Implementation Mechanism
Establish an inventory of trail extensions and subsequent rankings according to cost, need, and impact to the overall system.	Chapter 4 (Transportation)	#7	#6	City Project
Use zoning incentives, such as parking reduction, and economic development incentives to improve landscaping on private property adjacent to the right-of-way.	Chapter 4 (Transportation)	#2	#8	City Project
Select sites for new gateway treatments.	Chapter 4 (Transportation)	#3	#8 #9	City Project
Evaluate sign standards and implement revisions to ensure the quality of development along traffic corridors.	Chapter 4 (Transportation)	#4 #5	#8 #11	City Project
Implement Zoning Ordinance amendments and coordinate with new development to address residential and nonresidential connectivity and compatibility.	Chapter 4 (Transportation)	#6	#11	City Project
Establish a ranking of roadways to be built or improved.	Chapter 6 (Growth)	#2	#14 #15	City Project

On-Going Priorities

Implementation Action	Chapter Reference	Policy Reference	Goal Reference	Implementation Mechanism
Ensure that within new residential developments, the location and mix of housing is such that each property has different characteristics — view, proximity to open space, access to retail services, house size, and type. This creates neighborhoods that attract reinvestment because of each property’s uniqueness.	Chapter 3 (Future Land Use Plan)	#1 #3 #6	#1	City Policy
Design streets that utilize CSD concepts.	Chapter 4 (Transportation)	#1	#4 #5 #6	City Policy
Continue to secure rights-of-way for roadways as development occurs.	Chapter 4 (Transportation)	#2	#4 #5 #6	City Policy
Ensure that off-street trails are the primary means of providing connections between developments.	Chapter 4 (Transportation)	#7	#6	City Policy
Ensure that prime retail land (as designated on the Future Land Use Plan Map) is retained for retail uses, which are important to the City’s tax base.	Chapter 3 (Future Land Use Plan)	#1	#1 #2	City Policy

Implementation Action	Chapter Reference	Policy Reference	Goal Reference	Implementation Mechanism
<p>Carefully consider rezoning requests, especially those that are considered “upzoning” by doing the following:</p> <p>1) Requiring a Planned Development or a Developers Agreement if the rezoning is requested on a speculative basis (i.e., immediate development of the property is not intended).</p> <p>2) Asking the following questions:</p> <ul style="list-style-type: none"> – Does the development provide something unique for Waxahachie? – Is the development within walking distance to retail areas, public uses, parks and open space, etc? – Does the development provide off-street pedestrian and bicycle connections? – How does the development proposal fiscally impact the City? – How does the development proposal impact the school district? – Does the development allow for the future integration of transit, when applicable? – How does the development respect environmentally significant areas? 	Chapter 3 (Future Land Use Plan)	#2 #3	#1 #3	City Policy
Use the findings of the <i>U.S. 77 Corridor Study</i> as a guide for future decisions made in relation to U.S. 77.	Chapter 4 (Transportation)	#4	#4 #5	City Policy
Work with the North Central Texas Council of Governments (NCTCOG) and area transit agencies to establish regional rail as soon as possible.	Chapter 4 (Transportation)	#8	#6 #7	City Policy
Ensure that current ownership of railroad rights-of-way by public entities is maintained to allow regional transit to be established more easily and in a less costly manner. Work with private entities that currently have ownership of railroad rights-of-way.	Chapter 4 (Transportation)	#8	#6	City Policy
In roadway construction, bike and pedestrian facilities should be incorporated in all new projects.	Chapter 5 (Corridors)	#1	#10	City Policy

Implementation Action	Chapter Reference	Policy Reference	Goal Reference	Implementation Mechanism
Coordinate infrastructure plans with projected growth areas.	Chapter 6 (Growth Strategies)	#1 #3	#12 #13 #14	City Policy
Limit the use of on-site sewage facilities to the rural areas of the community or areas without wastewater service.	Chapter 6 (Growth Strategies)	#3	#12	City Policy
Coordinate wastewater master planning efforts with the proposed regional wastewater treatment plant, which would allow for increased development near the lake.	Chapter 6 (Growth Strategies)	#6	#13	City Project
To facilitate orderly development, ensure responsible growth, and plan for future infrastructure service areas and needs, monitor and evaluate the need to develop ETJ boundary agreements with all surrounding municipalities.	Chapter 6 (Growth Strategies)	#5	#12 #13	City Policy
As annexation occurs, evaluate the feasibility of acquiring the CCN rights in the area and pursue if feasible.	Chapter 6 (Growth Strategies)	#7	#13 #15	City Policy
Proactively seek annexation along the IH-35E south corridor, in an effort to create an inviting and attractive corridor.	Chapter 6 (Growth Strategies)	#8	#12	City Policy