

City of Cedar Hill Comprehensive Plan 2008



Chapter 8: IMPLEMENTATION

TABLE OF CONTENTS

Introduction	8-1
General Use of the Plan.....	8-3
A Guide for Daily Decision-Making	8-3
A Flexible Guide.....	8-3
Specific Implementation Strategies.....	8-5
Immediate Priorities.....	8-6
On-Going Priorities.....	8-6
Long-Term Priorities.....	8-9

INTRODUCTION

Truly successful communities have a vision for their future. They set forth clear goals and objectives, as well as a policy direction aimed at creating that vision. Then they have a practical and specific set of techniques and priorities for carrying out that direction. This chapter completes Cedar Hill's *Comprehensive Plan 2008* by providing implementation techniques and priorities that cohesively address the goals, objectives, and policies established herein.

Planning is essential to setting the stage for quality growth and development in any community. Implementation is essential to carrying out the vision for planning. Techniques for implementation prescribe methods that should be taken to achieve the goals, objectives, and policies expressed in the Plan. Implementation must be designed so that it can begin immediately after a plan is approved. The Plan must be structured to provide direction for decision-makers and stakeholders for successful implementation.

Cedar Hill has a history and excellent tradition of comprehensive planning. The related implementation of its past planning efforts has helped the City become a highly desirable place to live, as evidenced by its population and retail growth in recent years. With this *Implementation* chapter, the *Comprehensive Plan 2008* seeks to continue Cedar Hill's proactive approach to planning and implementation.

This *Implementation* document 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 Cedar Hill described within this Plan. Specifically, it provides an overall listing of prioritized implementation actions, for the short- and long-term. These priorities are correlated to the *Comprehensive Plan* chapter in which they are discussed and the appropriate goal and/or objective to which they relate.

This chapter of the Plan should be viewed as the initial action plan for implementation. It should be updated as progress occurs on these items. That process of taking action, reporting on results, and updating the priorities is necessary to respond to change and to keep the Plan current, while continuing to implementing the Plan's overall policies.



GENERAL USE OF THE 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 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 Cedar Hill'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, to approve a residential plat, to amend a zoning ordinance provision, to enforce the building codes, or to construct a new utility line, should always refer to the basic proposals outlined within the Comprehensive Plan. The private builder or investor, likewise, should recognize the broad concepts and policies of this Plan so that their efforts become part of a meaningful whole in planning the City.

A Flexible Guide

Plan Amendments

This *Comprehensive Plan 2008* is intended to be a dynamic planning document for Cedar Hill — one that responds to changing needs and conditions. The full benefits of the Plan can only be realized by maintaining it as a vital, up-to-date document. As changes occur and new issues within the Town become apparent, the Plan should be revised. By such action, the Plan will remain current and effective in meeting the City's decision-making needs.

Plan amendments should be made after thorough analysis of immediate needs, as well as consideration for the long-term effects of proposed amendments. The City Council and other officials should consider each proposed amendment carefully to determine whether or not it is consistent with the Plan's intent and whether it will be beneficial for the long-term health and vitality of the City.

Annual Reviews

Annual reviews of the *Comprehensive Plan 2008* should be undertaken with respect to current conditions and trends. The Comprehensive Plan Steering Committee, which is comprised of Council members, Planning & Zoning Commission members, citizens, and stakeholders, has been invaluable to this comprehensive planning process. The committee members' knowledge of this *Comprehensive Plan 2008* as well as what is occurring in Cedar Hill in terms of development, re-zonings and capital improvements would provide great insight during periodic reviews of this Comprehensive Plan. The Planning and Zoning Commission should review this *Comprehensive Plan 2008* annually (with input from the other committee members, if members are still available for service) and should make recommendations on prioritized changes to this document.

A report on the findings of the Planning and Zoning Commission should then be prepared by staff and presented to the City Council. 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 reevaluations, 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 form the basis of the Plan;
- Adjustments related to capital expenditures;
- Changes to the City's regulations or programs;
- Adjustments of Comprehensive Plan priorities; and
- Changes in State law.

Five Year Review & Update

In addition to periodic annual review, the *Comprehensive Plan 2008* should undergo a thorough review and update every five years. The review and update process should begin with the establishment of a committee similar to the Comprehensive Plan Steering Committee that was appointed to assist in the preparation of this Plan. Specific input on major changes should be sought from various groups, including property owners, neighborhood groups, civic leaders, developers, business owners, and other citizens and individuals who express an interest in the long-term growth and development of the City.

SPECIFIC IMPLEMENTATION STRATEGIES

Implementation is probably one of the most important, yet most difficult, aspects of the comprehensive planning process. Without viable, realistic mechanisms for implementation, the recommendations contained within the Comprehensive Plan will be difficult to realize. The City should work toward implementation of recommendations on an incremental, annual basis.

The three tables on the following pages provide a coordinated listing of *Comprehensive Plan 2008* implementation priorities. Few cities have the ability to implement every recommendation or policy within their comprehensive planning document immediately following adoption — Cedar Hill is no exception. *Comprehensive Plan 2008* implementation, therefore, must be prioritized to guide **immediate priorities**, **on-going priorities**, and **long-term priorities**. These priorities must be balanced with timing, funding, and City staff resources. While all Plan recommendations share some level of importance because they warranted discussion within the Plan, they cannot all be targeted for implementation within a short time period; some must be carried out over a longer period of time. Other than the delineation of these priorities into the aforementioned categories, they are in no order of priority.

Immediate Priorities

Immediate Priorities	Chapter Reference	Goal Reference	Implementation Mechanism	Org / Dept
Review and revise the City's Trail Plan to ensure that it is coordinated with the efforts of Dallas County and other appropriate entities.	Chapter 4: Land Use	4.1	Update the Parks & Open Space Plan	Parks Dept.
	Chapter 5: Livability	5.5		
Coordinate / partner with Duncanville and Midlothian to investigate collective methods in which to facilitate Regional Rail service as quickly as possible.	Chapter 3: Transportation	3.4	City Policy	Administration
	Chapter 4: Land Use	4.3		
Modify the Zoning Ordinance to allow a variety of housing options.	Chapter 7: Housing	7.1 7.2	Zoning Ordinance	Planning Dept.
Set up a mechanism to begin the process of land banking appropriate properties for the downtown TOD.	Chapter 4: Land Use	4.1 4.3	City Policy	Finance Dept.
Review and evaluate the Escarpment Development Ordinance and update as necessary	Chapter 4: Land Use	4.2	Code of Ordinances	Planning Dept.

On-Going Priorities

On-Going Priorities	Chapter Reference	Goal Reference	Implementation Mechanism	Org / Dept
Incorporate design and visibility standards into the site plan review process for all retail and commercial development proposals.	Chapter 4: Land Use	4.6	Zoning Ordinance	Planning Dept.
Implement Greenway Arterials as a means to support alternative modes of travel and connectivity to regional rail stations.	Chapter 3: Transportation	3.5	City Policy	Public Works
Amend the site design and building materials standard to ensure the concepts of livability and sustainability become part of the City's built environment.	Chapter 5: Livability	5.1	Zoning Ordinance	Planning Dept.
	Chapter 7: Housing	7.1		
Develop a livability checklist to use in evaluating rezoning cases.	Chapter 5: Livability	5.1	Zoning Application Process	Planning Dept.
Implement revised lane requirements for roadway sizing on select roadways.	Chapter 3: Transportation	3.1 3.3	City Policy	Public Works

On-Going Priorities	Chapter Reference	Goal Reference	Implementation Mechanism	Org / Dept
Require non-residential development to have at least one connection (pedestrian, hike/bike trails, bike lanes) to surrounding residential land uses.	Chapter 7: Housing	7.2 7.3	Zoning Ordinance	Planning Dept.
Incorporate anti-monotony standards for single-family homes into the Zoning Ordinance.	Chapter 7: Housing	7.1	Zoning Ordinance	Planning Dept.
Coordinate with Dallas County Public Works Department for the implementation of Rural Greenway Arterial on Mansfield Road.	Chapter 3: Transportation	3.4	City Policy	Public Works
Program CIP funds for retrofitting existing developments with sidewalks and crosswalks.	Chapter 7: Housing	7.3	Capital Improvements Program	Public Works
Amend the City's non-residential zoning districts to integrate the recommendations of this Plan, in order to improve development standards.	Chapter 5: Livability	5.1	Zoning Ordinance	Planning Dept.
Incorporate thoroughfare standards for "Greenway Arterial Corridors" and "Major Intersections" to the City design standards.	Chapter 3: Transportation	3.1	City Policy	Public Works
Amend the City's Subdivision Ordinance to reflect the concept of sustainability.	Chapter 5: Livability	5.1 5.2	Subdivision Ordinance	Planning Dept.
	Chapter 7: Housing	7.3		
Coordinate with local real estate and financial institutions to develop home ownership education programs for local residents.	Chapter 7: Housing	7.3	City Policy	Neighborhood Services
Implement Streetscape Corridors to enhance the aesthetic beauty and visual character of roadways.	Chapter 3: Transportation	3.1	City Policy	Public Works
Establish standards for subdivision entryway signage.	Chapter 7: Housing	7.2	Subdivision Ordinance	Planning Dept.
	Chapter 5: Livability	5.1		
Work with the Cedar Hill Economic Development Corporation to attract businesses with diversified employment opportunities.	Chapter 5: Livability	5.3	City Policy	Planning Dept. / CHEDC
Meet annually with Cedar Hill Independent School District to coordinate school and facility site planning.	Chapter 4: Future Land Use	4.7	City Policy	Planning Dept.
Implement roadway improvements as described in the Transportation Plan.	Chapter 3: Transportation	3.1	City Policy	Public Works

On-Going Priorities	Chapter Reference	Goal Reference	Implementation Mechanism	Org / Dept
Develop a housing inventory database.	Chapter 5: Livability	5.1	Mapping Database	Neighborhood Services
Build on the success of the Master Trail Plan as a means to provide pedestrian / bicycle connectivity throughout the City.	Chapter 3: Transportation	3.5	City Policy	Public Works
Ensure zoning districts are in agreement with the Future Land Use Plan.	Chapter 4: Future Land Use	4.5	Zoning Ordinance	Planning Dept.
Maintain a Future Land Use Plan that balances residential and non-residential land uses.	Chapter 4: Future Land Use	4.6	Future Land Use Map	Planning Dept.
Develop and maintain a Capital Improvement Program (CIP) priority listing of projects.	All	All	Capital Improvements Program	Public Works
Support and coordinate TXDOT planning and design activities for US 67 and Loop 9.	Chapter 3: Transportation	3.2	City Policy	Public Works
Annually review population estimates and projections in order to appropriately plan for the growth of City services and infrastructure.	Chapter 4: Future Land Use	All	City Policy	Planning Dept.
Ensure that development and construction practices mitigate negative environmental impacts.	Chapter 4: Future Land Use	4.2	City Policy	Inspections
Through the development process, reserve appropriate right-of-way for additional turn maneuvers, as necessary at "critical intersections."	Chapter 3: Transportation	3.3	Development Review Process	Planning Dept.
Inform the Fire and Police Departments of update population projections.	Chapter 6: Community Facilities	6.1	City Policy	Planning Dept.
Development review and zoning decisions should be guided by the <i>Future Land Use Map</i> and the <i>Land Use Intensity Map</i> .	Chapter 4: Future Land Use	4.1 4.5	Zoning Ordinance	Planning Dept.
Support regional rail initiatives by NCTCOG and the Regional Mobility Authority for commuter rail through Cedar Hill.	Chapter 3: Transportation	3.4 3.5	City Policy	Planning Dept., Public Works
Continue planning initiatives for transit oriented development at future regional rail locations.	Chapter 3: Transportation	3.5	City Policy	Planning Dept.
Utilize key TOD principles when generating and promoting transit oriented development.	Chapter 3: Transportation	3.4 3.5	City Policy	Planning Dept.

Long-Term Priorities

Long-Term Priorities	Chapter Reference	Goal Reference	Implementation Mechanism	Org / Dept
Work with the Cedar Hill Economic Development Corporation to attract corporations to locate along the Loop 9 corridor.	Chapter 4: Future Land Use	4.4 4.6	City Policy	Planning Dept. / CHEDC
Develop a detailed strategy for acquiring / preserving the Escarpment Utilization Area through a public-private partnership to develop as a joint use convention center / multi-use facility.	Chapter 4: Future Land Use	4.1 4.2	City Policy	Planning Dept. / CHEDC