



## Chapter 10

# *Tall City Tomorrow Implementation*



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# Tall City Implementation

## INTRODUCTION

Any plan is only as good as the follow-through and implementation of its policies and initiatives. This chapter reviews the recommendations outlined in the preceding chapters with additional information about making these visions a reality. Components of this chapter include:

- » **Regulatory Mechanisms & Annexation Policies:** Annexation is one tool for accommodating growth over time. This section outlines policies for evaluating areas for annexation
- » **Roles:** This section summarizes the key players involved with achieving the goals of the plan
- » **Plan Maintenance:** This section outlines a process for maintaining the plan, and evaluating progress in meeting the plan's goals.
- » **Implementation Strategy:** Outlined in Appendix B, this section summarizes the initiatives and actions proposed in Tall City Tomorrow, and presents projected time frames for the implementation, responsible parties, and potential funding sources.

## REGULATORY MECHANISMS & ANNEXATION POLICIES

The regulatory tools of the city, including zoning and subdivision regulations, are essential to implementation of the plan. The city's recent discussions on the update of these regulations means that many of the recommendations within the Tall City Tomorrow Plan can be implemented through simple refinement of existing regulations.

### Annexation Policies

One of the important regulatory tools that the city can use when addressing growth and development is annexation. Chapter 43 of the Texas Local Government Code prescribes the process by which communities can annex land within Texas. This section of state code provides the legal framework for annexation but each community should also establish a policy framework for implementation of annexation codes. For Midland these policies should take into consideration the following criteria:

- » **Areas with Significant pre-existing development.** Areas outside the city that already have substantial commercial, office, or industrial development are logical candidates for annexation. In addition, existing residential areas developed to urban densities (generally higher than 2 units per acre) should be considered for potential annexation. However, these areas should be closely considered under a cost benefit analysis (see following).

- » **Protection of Future Growth Areas.** In order to allow the city to guide its growth and development more effectively, future growth areas will need to be managed through annexation. Annexation will allow the city to extend its zoning and subdivision jurisdiction, thus guiding development in a direction that will provide safe and healthy environments.
- » **Public Services.** In many cases, public service issues can provide compelling reasons for annexation. Areas for consideration should include:
  - Parcels that are surrounded by the city but remain outside of its corporate limits. In these situations, city services may provide enhanced public safety with improved emergency response times. These situations should be resolved and avoided in the future.
  - Areas that are served by municipal infrastructure. Midland’s sewer and water system should not be extended into areas that are not already annexed into the city and if areas exist that receive services they should be considered priority areas for annexation.
- » **Community Unification.** While difficult to quantify, a split between people who live inside and outside the corporate limits can be harmful to the city’s critical sense of community and identity. Establishing unified transportation and open space systems and maintaining a common commitment to the city’s future can be important factors in considering annexation.
- » **A Positive Cost Benefit Analysis.** The economic benefits of annexation, including projected tax revenues, should compensate for the additional cost of extending services to newly annexed areas. The city’s review policy for annexation should include the following information:
  - Estimated cost impact and timetable for providing municipal services.
  - The method by which the city plans to finance the extension and maintenance of municipal services.
  - Identification of tax revenues from existing and probable future development in areas considered for annexation.
  - Calculation of the added annual operating costs for urban services, including public safety, recreation, and utility services, offered within newly annexed areas.





## ROLES

The public, decision-makers, and staff must be concerned with the short and long-range consequences of present actions. Each of these groups plays a role in ensuring that decisions are made in the interest of good quality design and protecting the integrity of what makes Midland great.

### Responsibilities: Elected/Appointed Officials

Decision-makers, along with staff, must be conscious of the rights of others. Decisions should expand choices and opportunities for all persons, including the disadvantaged, and promote economic integration. Officials include the City Council and City Boards and Commissions.

### Responsibilities: City Staff

City staff should continue to seek meaningful input from the public on the development of plans and programs. Tall City Tomorrow is rooted in a public engagement process, and thereby the goals and initiatives represent the aspirations of the community. Recommendations from staff to decision-makers should provide accurate information on planning issues to all affected persons and to governmental decision makers.

## PLAN MAINTENANCE

The initiatives and action items of Tall City Tomorrow are ambitious and long-range, and its recommendations will require funding and other continuous support. The city should implement an ongoing process that uses the plan to develop annual improvement programs, as outlined below.

### Annual Action and Capital Improvement Program

The Planning Commission and City Council should define an annual action and capital improvement program that implements the recommendations in this plan. This program should be coordinated with Midland's existing capital improvement planning and budgeting process, even though many of the plan's recommendations are not capital items. This annual process should be completed before the beginning of each budget year and should include:

- » A work program for the upcoming year that is specific and related to the city's financial resources. The work program will establish which plan recommendations the city will accomplish during that year.
- » A three year strategic program. This component provides for a multi-year perspective, aiding the preparation of the annual work program. It provides a middle-term implementation plan for the city.
- » A six year capital improvement program. This is merged into Midland's current capital improvement program.

## Annual Evaluation

An annual evaluation of the comprehensive plan should occur at the end of each fiscal year. This evaluation should include a written report that:

- » Summarizes key land use developments and decisions during the past year and relates them to the comprehensive plan
- » Reviews actions taken by the city during the past year to implement plan recommendations
- » Defines any changes that should be made in the comprehensive plan

The plan should be viewed as a dynamic changing document that is actively used by the city as a source of information and guidance on policy and public investment.