1 | Community Snapshot

The Community Snapshot is the foundation in the development of this Comprehensive Plan. It establishes a reference point from which decisions that represent the community's interest can be made. It also enables all people involved in the planning process to have a clear understanding of the City and its characteristics by providing a context of facts and documentation of the physical and socioeconomic (demographic) characteristics unique to Waxahachie and the surrounding area. There are four primary sections within this chapter that are designed to help formulate Comprehensive Plan policies and recommendations:

(1) Historical Trends, Population Growth and Demographic Profile
(2) Planning Context
(3) Physical Constraints
(4) Existing Land Use

These sections reveal the opportunities for and potential limitations to the growth and development of Waxahachie.

Historical Trends, Population Growth and Demographic Profile

Historical Timeline of Waxahachie

Waxahachie was established along the banks of the Waxahachie Creek in August of 1850 on land donated by Emory W. Rogers, from which the City derived its name. The City is located thirty minutes south of Dallas, at the intersection of U.S. Highway 77 and U.S. Highway 287. It is the county seat for Ellis County, mainly because of its central location within the county lines.

The community began with a little over 100 residents and grew rapidly from the beginning. The City incorporated on April 28, 1871. Four years later, the Texas legislature granted permission for the Waxahachie Tap Railroad to construct and operate a rail line to the City of Garrett. Within the next couple of decades, more rail lines were constructed and agricultural production continued to grow which accelerated growth and prosperity in Waxahachie. From 1890 to 1900, the population increased from 3,500 to 4,215 and had well over 100 businesses established in the City, one being an electric light factory. In 1907 the Trinity and Brazos Valley Railway completed construction through Waxahachie, which further extended transportation through the area. In 1933, Waxahachie increased its population to 8,042 persons and 280 businesses. Some of these businesses included three banks, three cottonseed oil mills, five cotton gins, and four newspapers. Shortly after, the Great Depression and World War II hit the country. The population continued to increase, but the number of businesses declined to 212 in 1945. Waxahachie made its comeback and within the next couple of decades the City continued to become increasingly commercial and industrialized, which attracted several thousands of persons to the area. By 2000, Waxahachie had a population of almost 30,000.

The City is known for its architecture and beautiful Victorian-style homes that remain from before the 1900s, and has therefore been nicknamed Gingerbread City. Waxahachie annually hosts the Gingerbread Trail tour and the Scarborough Renaissance Faire.

Historical Population and Growth Trends

People are the most important component of any community. The following discussion is intended to provide insight into the historical and existing characteristics of the residents of Waxahachie. This demographic analysis will aid in the planning for future growth of the City.

Population Changes and Growth Trends

The population in Waxahachie has experienced a significant amount of growth since 1910, as seen in **Table 1.** The periods with the greatest rate of population growth occurred in 1910 and 1920, 1940 and 1950, 1980 and 1990, and 2000 and 2010. Currently, the population in Waxahachie is about 32,670 people according to North Central Texas Council of Governments (NCTCOG) population estimates.

Ellis County, on the other hand, has not experienced the same levels of growth. The County has experienced times of decline and times of growth over the past century. From 1930 to 1940 Ellis experienced its largest period of population decline where it lost 6,203 residents. The population continued to decline over the next few decades and slowly began to increase after 1960. Although Ellis County greatly influences Waxahachie, and vice versa, the trend of population decline did not affect the population growth in Waxahachie. The periods where Ellis County experienced its highest level of growth occurred between 2000 and 2010.

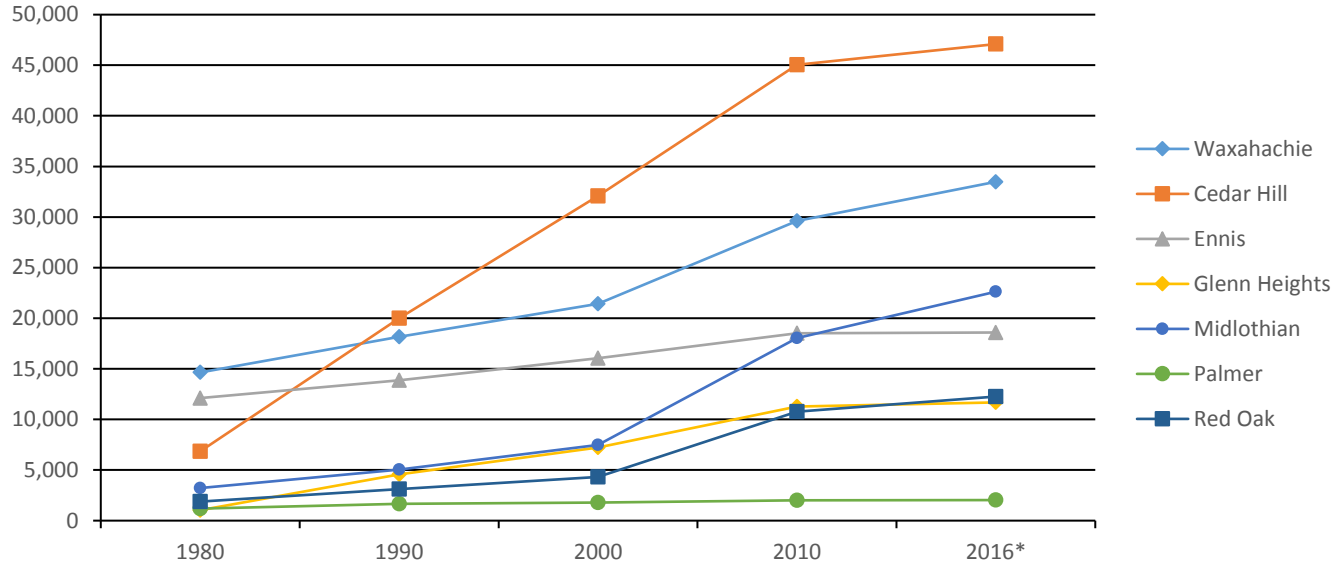
*As of the latest population estimates conducted by City Staff in May 2016, the current population of Waxahachie stands at **33,803** people.*

Table 1. City and County Growth Population

	Waxahachie			Ellis County		
Year	**Population**	**Population Change**	**CAGR**	**Population**	**Population Change**	**CAGR**
1910	6,205	—	—	53,629	—	—
1920	7,958	1,753	2.52%	55,700	2,071	0.38%
1930	8,042	84	0.11%	53,936	-1,764	-0.32%
1940	8,655	613	0.74%	47,733	-6,203	-1.21%
1950	11,204	2,549	2.61%	45,645	-2,088	-0.45%
1960	12,749	1,545	1.30%	43,395	-2,250	-0.50%
1970	13,452	703	0.54%	46,638	3,243	0.72%
1980	14,642	1,190	0.85%	59,743	13,105	2.51%
1990	18,168	3,526	2.18%	85,167	31,538	3.61%
2000	21,426	3,258	1.66%	111,360	26,193	2.72%
2010	29,621	8,195	3.29%	149,610	38,250	3.00%
2016*	33,480	3,859	2.06%	164,960	15,350	1.64%

*Source: 2010 U.S. Census; *NCTCOG population estimates*

Figure 1. Waxahachie and Surrounding Cities Population Growth



*Source: 2010 U.S. Census; *NCTCOG population estimates*

The cities surrounding Waxahachie have had significant growth between 1980 and 2015, as **Figure 1 and Table 2** show. Although Cedar Hill has experienced the largest increase in population numbers, Glenn Heights has actually seen the largest percentage increase, having a 6.97 % compound annual growth from 1980 to 2015. Cedar Hill, Midlothian, and Red Oak experienced similar percentages of growth. Near the lower end of the percentage spectrum is Waxahachie, who has experienced a 2.32% compound annual growth between 1980 and 2015. Although the City's percentage growth is lower than several cities, Waxahachie is most comparable to Cedar Hill in actual population growth. Notably, several cities have grown through annexation, while Waxahachie has primarily grown by developing within its existing boundaries.

Table 2. Waxahachie and Surrounding Cities Population Growth

Year	Waxahachie	Cedar Hill	Ennis	Glenn Heights	Midlothian	Palmer	Red Oak
1980	14,642	6,849	12,110	1,033	3,219	1,187	1,882
1990	18,168	19,988	13,869	4,564	5,040	1,659	3,124
2000	21,426	32,093	16,045	7,224	7,480	1,774	4,301
2010	29,621	45,028	18,513	11,278	18,037	2,000	10,769
2016*	33,480	47,090	18,590	11,680	22,620	2,030	12,260
CAGR	2.32%	5.50%	1.20%	6.97%	5.57%	1.50%	5.34%

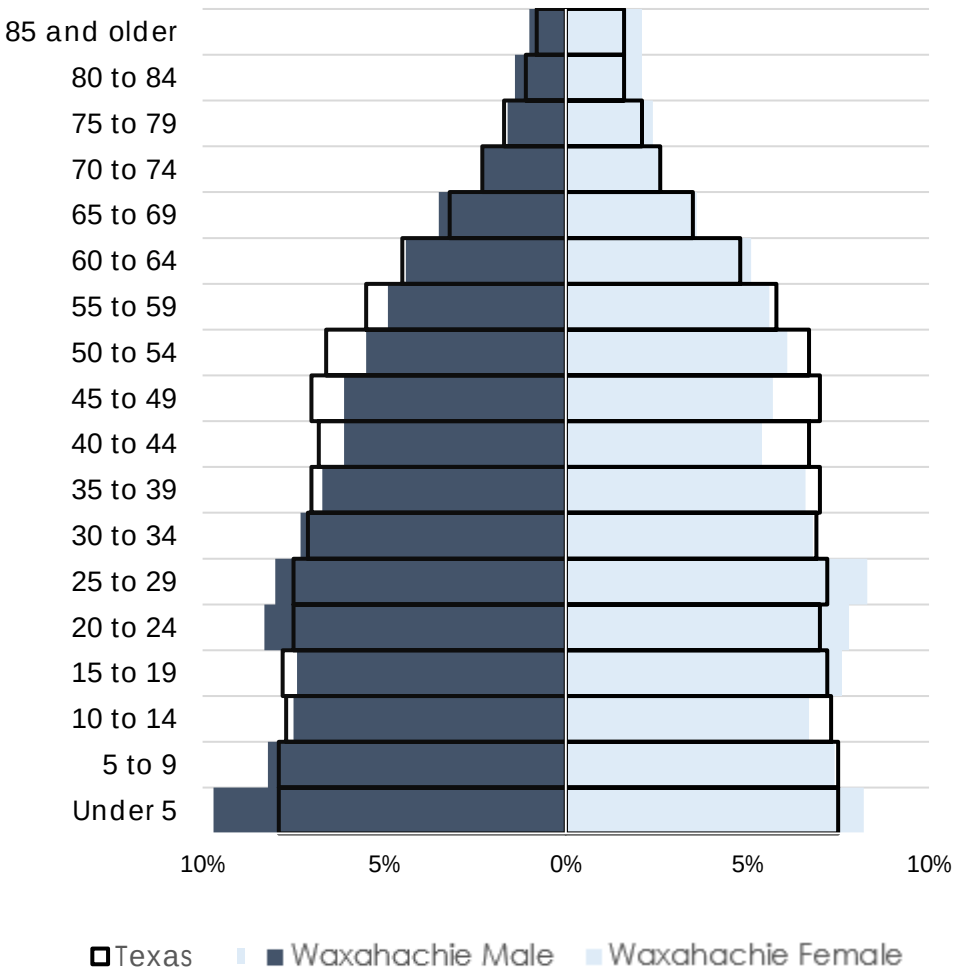
*Source: U.S. Census; *NCTCOG population estimates*

Gender and Age

Analyzing the age composition within a city can provide insight to what services and facilities may be needed further down the road. Becoming aware of these age distribution changes ensures that the City can meet the needs of the local age groups.

The change in age composition for Waxahachie, according to the percentage of each age group, is shown in **Table 3**. The composition has remained relatively stable since 2000. The greatest increase between 2000 and 2010 occurred in the *Older Labor Force* age group (45 to 64 years), by approximately 2.3 percent. An increase in this category can indicate a skilled labor force, since people within this category have been part of the labor force for quite some time. The *High School* (15 to 19 years), *College/New Family* (20 to 24 years) and *Prime Labor Force* (25 to 44 years) categories experienced decreases in percentages from 2000 to 2010, which could indicate that recent graduates and young families are leaving Waxahachie. The *Elderly* category, which is representative of senior citizens over 65 years, seems to show the slow decline of the "baby boomer" population. The age distribution for the year 2010 can be better observed in **Figure 2.**

Figure 2. Age and Gender



Source: 2010 U.S. Census

Table 3. Age Group Percentages

	Young 0-14 yrs	High School 15-19 yrs	College/New Family 20-24 yrs	Prime Labor Force 25-44 yrs	Older Labor Force 45-64 yrs	Older Adults 64+ yrs
2000	22.1%	9.2%	9.0%	28.0%	19.4%	12.3%
2010	23.9%	7.5%	8.0%	27.5%	21.7%	11.4%

Source: 2000 & 2010 U.S. Census

Race and Ethnicity

It is important for the City to note its ethnic composition in order to ensure that the public is being adequately represented in the decision-making process.

Waxahachie has a large *White* population, and has almost exactly the same average *White* population that Texas does. As **Table 4** shows, the City has a fairly small *Hispanic or Latino* population, as compared to Texas.

Table 4. Racial Distribution and Ethnic Composition

	Waxahachie	Texas
Total population	31,045	26,092,033
Race	**%**	**%**
One race	97.3%	97.6%
White	74.3%	74.7%
Black or African American	15.5%	11.9%
American Indian and Alaska Native	1.4%	0.5%
Asian	0.5%	4.1%
Native Hawaiian and Other Pacific Islander	0.1%	0.1%
Some other race	5.4%	6.4%
Two or more races	2.7%	2.4%
Ethnicity		
Hispanic or Latino (of any race)	24.16%	38.2%
Not Hispanic or Latino	75.84%	61.8%

Source: 2010-2014 American Community Survey 5-Year Estimates

Table 5. Educational Attainment

Educational Attainment	Waxahachie	Texas
Population 25 years and over	18,844	16,426,730
Less than 9th grade	5.4%	9.3%
9th to 12th grade, no diploma	7.4%	9.2%
High school graduate (includes equivalency)	30.5%	25.2%
Some college, no degree	27.4%	22.7%
Associate's degree	5.4%	6.6%
Bachelor's degree	15.6%	17.9%
Graduate or professional degree	8.3%	9.1%
Percent high school graduate or higher	87.2%	81.6%
Percent bachelor's degree or higher	23.9%	27.1%

Source: 2010-2014 American Community Survey 5-Year estimates

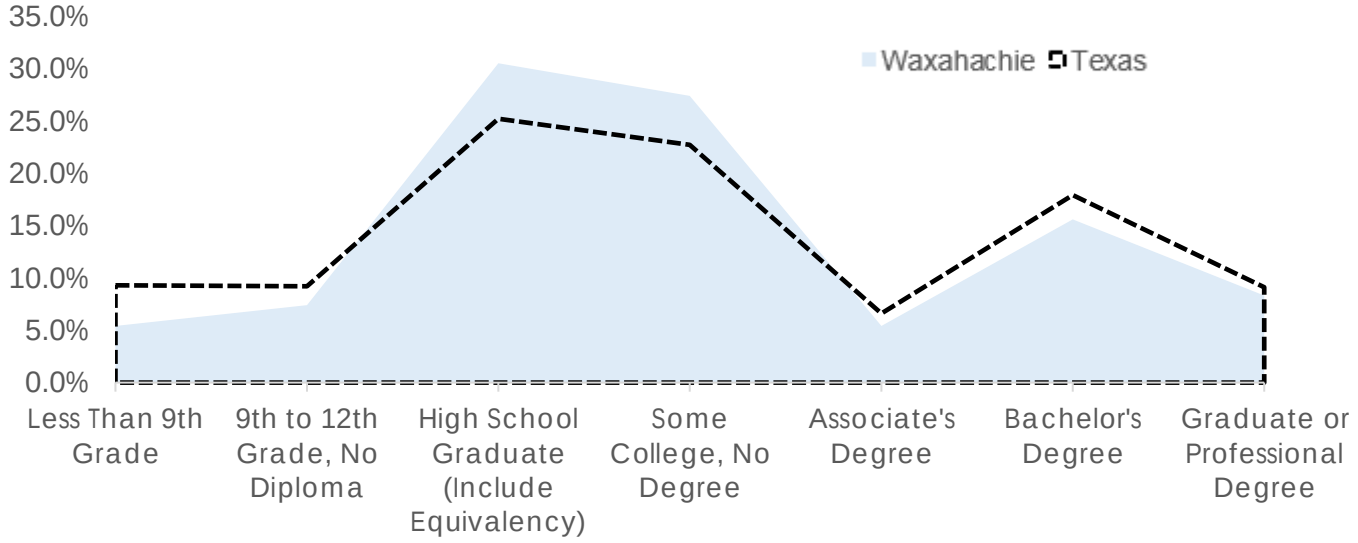
Educational Attainment

Observing the educational level of a population can indicate the degree of skill and abilities that residents of the community possess. This information is important to analyze since it can be useful in attracting businesses to the area, which in turn will increase economic development opportunities.

Table 5 shows a comparison of the educational attainment levels of the citizens (over 25 years of age) of Waxahachie and Texas. **Figure 3** shows a clearer representation of the overall tendency toward slightly higher levels of education when compared to the State.

As shown, 87.2 percent of Waxahachie's population have graduated high school, including 23.9 percent that have received a bachelor's degree or higher. This positive characteristic of Waxahachie can encourage new businesses and industries that require a college-educated workforce to locate within the City.

Figure 3. Graphic Display of Educational Attainment



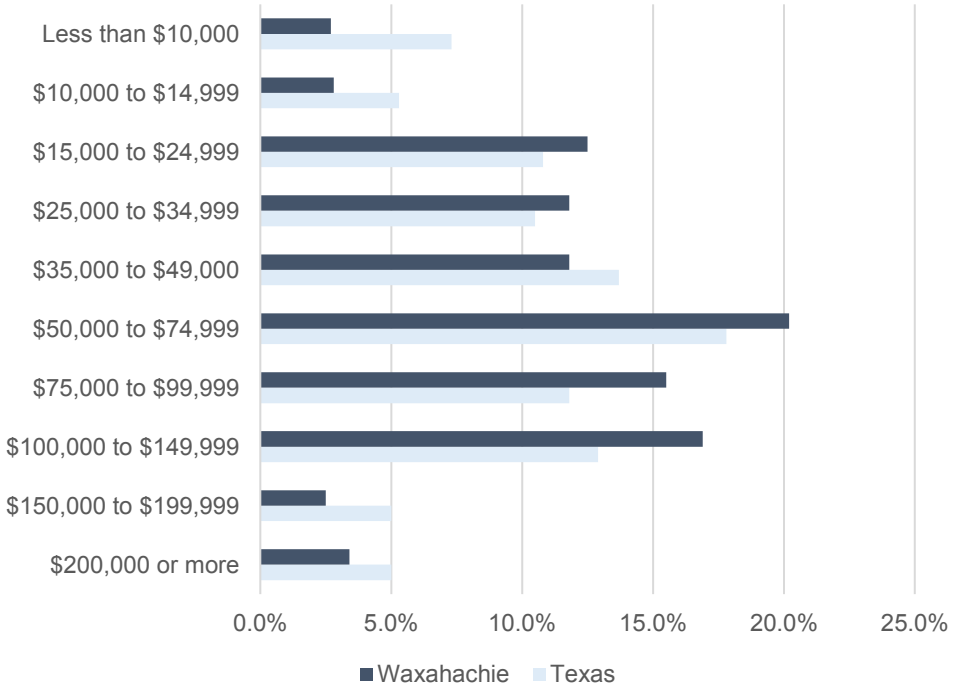
Household income levels are important factors for Waxahachie to consider in its future planning efforts. Income levels indicate to retailers whether or not the City is a prime location for them to locate a business. This can greatly influence the type and amount of retail the City can support. Income levels are also indicators of home ownership; a high level of ownership is typically seen as a good characteristic for a community. Therefore, income levels can also play a major role in what residential developments the community is able to attract. Lastly, fluctuations in income levels are also important to analyze. If significant fluctuations occur, it may indicate whether employment opportunities are increasing or decreasing.

Table 6. Household Income Comparison

	Waxahachie	
	1999	2010-2014
Less than $10,000	9.4%	4.9%
$10,000 to $14,999	6.4%	5.5%
$15,000 to $24,999	11.9%	11.4%
$25,000 to $34,999	12.8%	9.7%
$35,000 to $49,000	16.0%	15.1%
$50,000 to $74,999	23.7%	20.9%
$75,000 to $99,999	10.9%	13.7%
$100,000 to $149,999	6.0%	13.8%
$150,000 to $199,999	1.2%	2.7%
$200,000 or more	1.7%	2.2%

Source: 2000 U.S. Census; 2010-2014 ACS 5-Year estimates

Figure 4. Household Income



Source: 2008-2012 American Community Survey 5-Year estimates

Table 6 contains household income information for Waxahachie for 1999 and 2010-2014. It should be noted that when the Census conducts its survey and collects household income information, the question pertains to the income earned in the previous year, which for the 2000 Census it would be the year 1999.

The majority of the lower income categories experienced percentage decreases between 1999 and 2010-2014, while the higher income categories ($50,000 and above) experienced percentage increases. The most significant increase occurred within the $100,000 to $149,999 category. The increase of 7.8 percent indicates that Waxahachie has been greatly increasing in employment opportunities within this income level.

As shown in **Figure 4,** Waxahachie's income levels have a tendency toward mid-range incomes when compared to the State. The most common income levels occur in the $50,000 to $149,999 range. Waxahachie's median household income in 2010-2014 was $53,336 compared to Texas' median household income of $52,576.

Households

Table 7 includes information regarding the composition of households in Waxahachie, with a comparison to the State of Texas. Of the 11,545 households in Waxahachie, the average household size is 2.81 persons. There are more *Family Households* located in Waxahachie than in the State as a whole. The majority of these family households are in the *Married-Couple Family* category (52 percent). Within the non-family households category, 22.8 percent are householders living alone. It can be said that the population of Waxahachie is somewhat representative of the overall population for the State, since the majority of the percentages are similar.

Table 7. Household Type

Household Type	Waxahachie	Texas
Total Households	11,545	10,187,189
Family Households	72.6%	69.9%
Married-Couple Family	*52.0%*	*50.2%*
Other Family	*20.6%*	*19.4%*
Female Householder, no Husband Present	*16.7%*	*14.4%*
Male Householder, no Wife Present	*3.9%*	*5.1%*
Non-family Households	27.4%	30.4%
Householder Living Alone	*22.8%*	*24.9%*
Householder Not Living Alone	*4.6%*	*5.4%*
Households with Related Children under 18 years	41.7%	37.7%
Households without Related Children under 18 years	58.3%	62.3%
Average Household Size	2.81	2.94

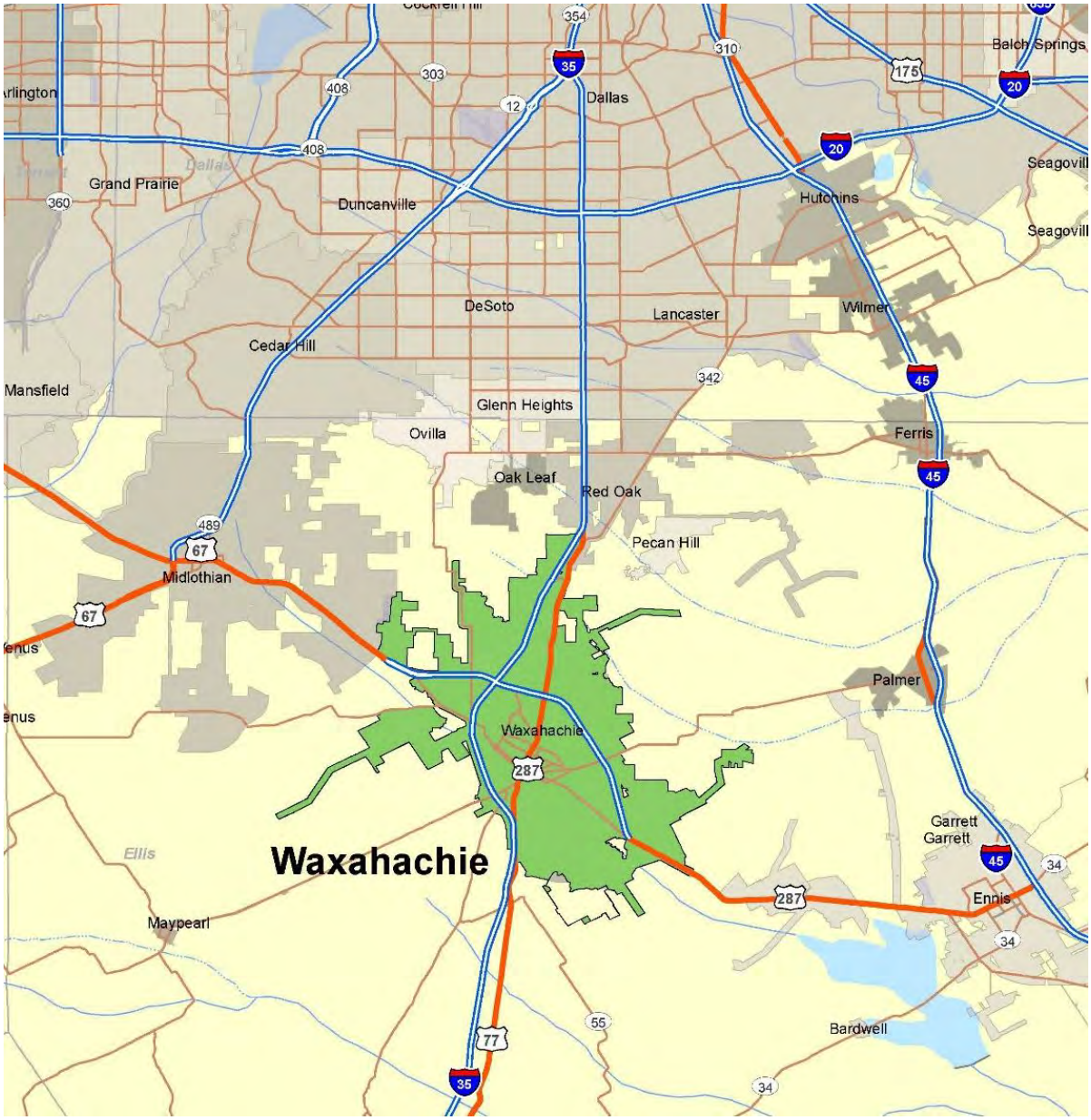
Source: 2010-2014 ACS 5-Year estimates

Planning Context

An understanding of the planning context will help to set the framework from which planning decision can be made. This includes an understanding of both local and regional planning efforts as well as issues that may significantly impact future planning decisions within the City.

Regional Relationship

Waxahachie is located at the intersection of U.S. Highway 287 and U.S. Highway 77, with Interstate Highway 35E running along to the west side of the City. The City is located within Ellis County, and is at a close proximity to the cities of Midlothian, Oak Leaf, Red Oak, Pecan Hills, and Ennis. Waxahachie is located approximate 30 miles south of Dallas, and is easily accessible due to its convenient corridors.



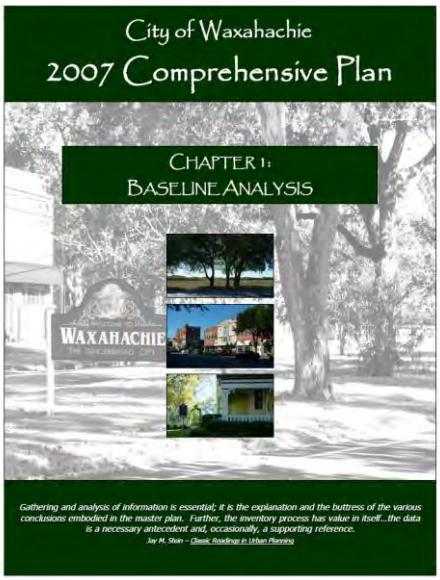
Related and Regional Planning Efforts

2007 Waxahachie Comprehensive Plan

Waxahachie has a long history of comprehensive planning. The implementation of their planning efforts is what has made the City a desirable place to live, which is evident by the continuous growing population. The *Implementation Strategies* chapter of the Plan provides a listing of prioritized implementations for both the short- and long-term.

Some of the priorities for implementation and recommendations in the 2007 Plan include:

- Increasing development standards within the multi-family zoning districts that will ensure that these developments are of high-quality and sustainable
- Amending the Subdivision Ordinance to require pedestrian and bicycle connectivity development
- Adopting roadway impact fees as a means of funding for future roadway infrastructure
- Study the Downtown parking situation and establish a strategy for the area
- Document the existing conditions of neighborhoods to identify deteriorated areas and create a plan for such improvements
- Develop a streetscape plan for Downtown
- Work with NCTCOG and area transit agencies to establish regional rail

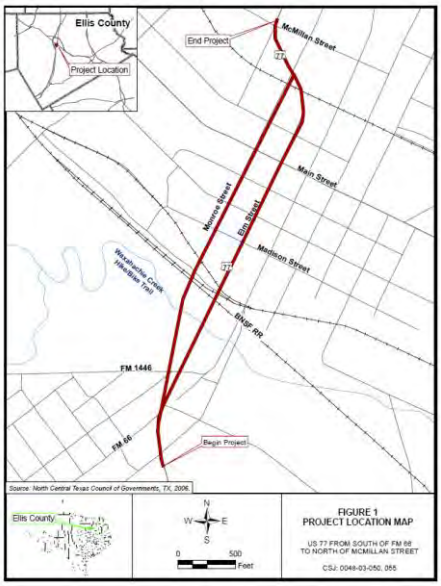


US 77 Waxahachie Project

The US 77 Waxahachie Project is an effort by the Texas Department of Transportation to repair the structural deterioration of the viaduct and provide better mobility Downtown. The project is expected to commence in 2018.

Proposed improvements include:

- Modifying the roadway from two two-way roads to a one-way couplet, Elm Street would be carrying US 77 traffic northbound and Monroe Street carrying US 77 traffic southbound
- US 77/Monroe Street and US 77/FM 66 intersection would be modified to accommodate the new flow of traffic
- The US 77 viaduct will be a complete teardown and a new structure will be constructed to replace it
- Constructing the Monroe Street Bridge west of the existing viaduct



Ellis County-Midlothian to Waxahachie Regional Trail Corridor Research

The Ellis County-Midlothian to Waxahachie Trail Corridor Research project is a product of the collaboration between the North Central Texas Council of Governments (NCTCOG) and the University of Texas' University Partnership Program. The Program in Landscape Architecture at the University of Texas at Arlington led the way for this research project. Through meetings with key stakeholders, examining existing conditions of the area, community outreach, and preparation of alternative alignments, the final product was made possible. The final alignment takes advantage of public lands, large property holdings, existing railroad crossings and railroad right-of-ways, and adjacencies in order to minimize the number of private properties that need to be crossed. The recommended trail has a total length of 9.6 miles. The trail includes park acquisitions, eight trailheads, 25 trail bridges, and six railroad crossings. There is an estimated cost of $14.4 million for the entire project.

North Grove-Planned Development District Standards

North Grove is a mixed-use planned development in Waxahachie designed to ease quality development and livability. The design includes large amounts of common open front on the open spaces to maximize their tax base while creating a more open and welcoming environment. The streets are to be lined by trees and the sidewalks will be wide to promote a pedestrian-friendly environment within North Grove. The Development Plan provides information about the general framework of several districts within the community and indicates land uses, but was made flexible enough to adapt to market demand.

Waxahachie Corridor

The Waxahachie Corridor project was conducted in 2010 to go along with the NCTCOG long-term metropolitan transportation plan *Mobility 2030: The Metropolitan Transportation Plan for the Dallas-Fort Worth Area-2009 Amendment*. The corridor is part of a multimodal vision for the fast growing Dallas-Fort Worth region. The proposed rail service is intended to connect the southern Dallas County and northern Ellis County population and employment. The chapter titled *Development of Alternatives* illustrates the five alternative routes that have been established. According to this phase of developing the Waxahachie Corridor, the City will have three stations, but this may change if the feasibility of the stations is altered in further studies.

IH-35E Reconstruction Project

As part of the Texas Department of Transportation's (TxDOT) ongoing effort to enhance state roadways and improve safety, TxDOT has decided to expand IH-35E from US 77 south of Waxahachie to US 77 north of Waxahachie. The project is proposed to include reconstructing and widening the 11-mile section of IH-35E from four lanes to six and replacing seven bridge structures. As of March 2016, the project is underway.

Physical Constraints

Waxahachie's constructed and natural patterns have influenced the shape and growth of the City. Understanding how such features influence and regulate City expansion creates the knowledge of how and where the City can grow in the future. These patterns are divided into two primary categories: **Natural constraints** that examine the geographical aspects of Waxahachie and **constructed constraints** that examine the features that have been constructed or added to the City.

Figure 5 shows the primarily natural constraints affecting Waxahachie. In order to understand where development should and should not occur, floodplain boundaries and topographic features are important to consider. Land within the floodplain is typically best suited for parks and open space, parking lots, and similar low-impact areas. Topography influences the development and design of infrastructure systems such as water, wastewater, and storm water systems.

Land that lies within a floodplain is usually difficult to develop. If developed, development costs are increased as well as environmental concerns regarding the preservation and protection of wetlands. There is a floodplain that bisects the City to the south of U.S. Highway 287 and runs along the highway. There currently are parks, residences, and some nonresidential establishments located within the area.

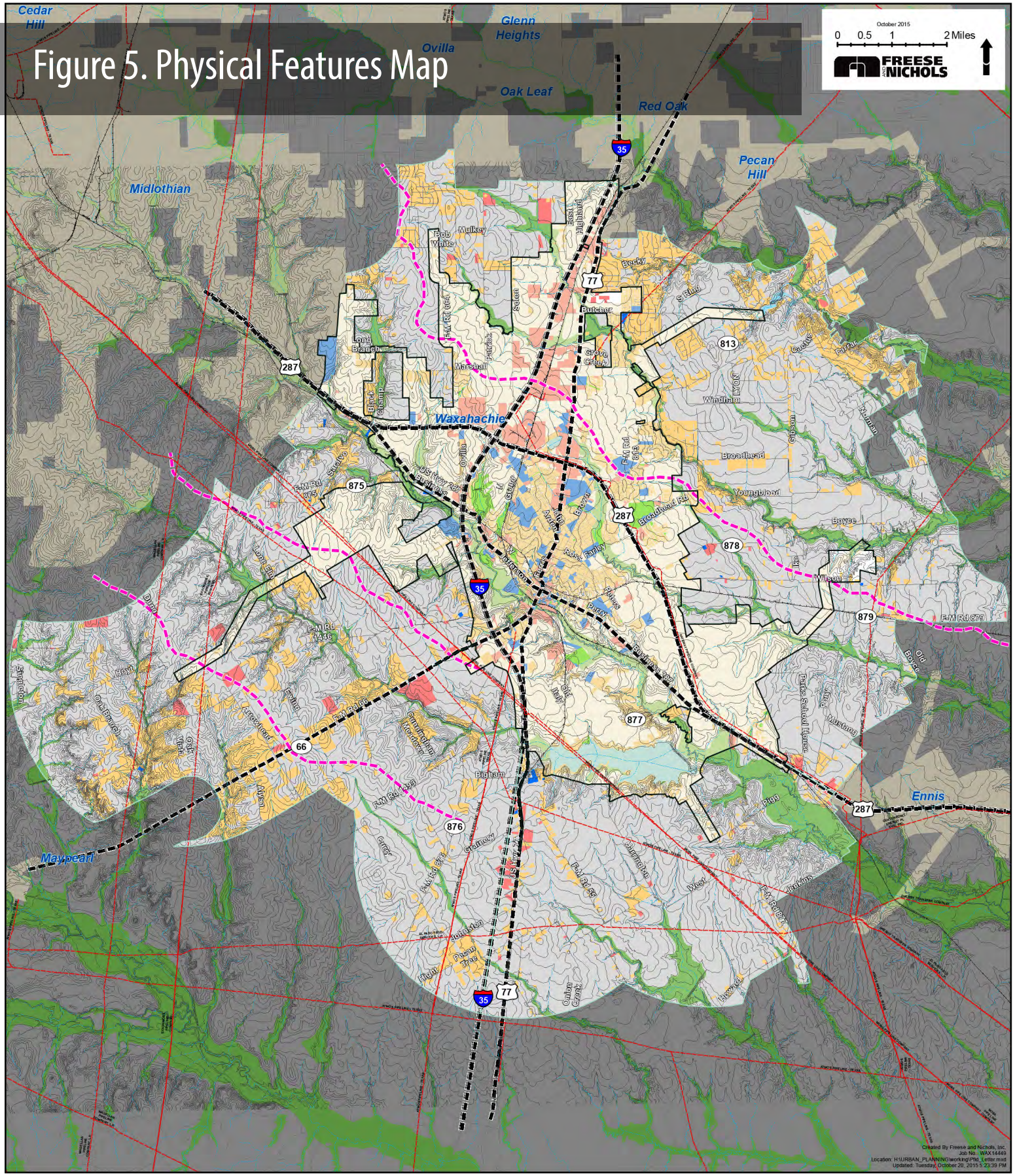
Topography greatly affects the creation and expansion of infrastructure; however, Waxahachie's topography is predominately flat so it will not affect future development.

Although lakes pose as physical constraints for the development of cities, Lake Waxahachie will not affect the City's growth anytime soon. The lake does take up a portion of southern Waxahachie, but there is room within the city limits for development to occur around the lake.

As far as constructed constraints are concerned, they will not be affecting future growth of the City. Waxahachie has mainly developed in the central portion of the City and since there is a large amount of vacant land on the outskirts of the city limits there is still plenty of room in which development can occur.

Lake Waxahachie

Figure 5. Physical Features Map



City of Waxahachie
2016 Comprehensive Plan

Physical Features

Legend

- Residential Areas
- Non-Residential Areas
- Parks and Open Space
- Public/Semi-Public
- Lake Waxahachie
- Major Highways
- Pipelines
- Ridge Lines
- RailroadsRegion
- Ellis County Line
- 1-Percent Flood Risk Zones (FEMA)
- 10' Contours
- Streams

Existing Land Use

To accurately assess the City's future land use needs, as will be accomplished in the Future Land Use Plan, an analysis of present land use patterns is very important. The pattern of land uses that exist today within the City have evolved to satisfy the requirements of the community as it has grown, both in geographic size and in population. The discussion within this section of the Community Snapshot provides documentation of the way in which all parcels of land are currently used in Waxahachie. This will allow for later land use recommendations to be tailored to the needs of Waxahachie's citizens – their needs for housing, retailing, public services, offices, etc. The City's strong history of planning is also helpful to this discussion, because land usage was documented as part of those efforts. This allows for a comparative analysis of how land was used in the past, in addition to an analysis of how it is being used today.

Land Use Types

In order to analyze the land use trends within Waxahachie, aerial photography supported by field verification was used to identify existing land uses in preparation of this chapter. This survey was conducted for all areas within the existing city limits as well as the extraterritorial jurisdiction (ETJ), and each parcel of land was color-coded according to various land use types. The information obtained from the survey is used herein to create the **Existing Land Use Map** and discuss Waxahachie's current land use pattern. The following section provides an overview of the different types of land uses included within the survey.

Figure 6. Aerial View of Waxahachie (Facing North)

Source: Image ©2015 DigitalGlobe

Residential Land Uses

The following is an overview of land uses that are primarily residential, including single-family, two-family, townhomes, multiple family, and manufactured homes.

Single-Family

This land use is representative of a single dwelling unit that is detached from any other dwelling unit, is built on-site, and is designed to be occupied by only one family. Single-family homes are the most prevalent housing type and land use type in Waxahachie.

Two-Family

Two-family homes are structures with two attached dwelling units that are designed to be occupied by two families (one in each unit). Two-family units are also commonly referred to as duplex units.

Townhome

A townhome is an attached single-family dwelling unit that is part of and also adjacent to other similarly owned single-family dwelling units by a common sidewall. They are typically of two or three stories.

Multiple-Family

Multiple-family describes structures with numerous attached dwelling units that are designed to be occupied by several families (one in each unit). This term can be used to describe a single structure or series of structures in a complex. Multiple-family homes are also commonly referred to as apartments.

Manufactured Home

A manufactured home is a single-family dwelling unit that is manufactured in a factory, rather than on-site.

Nonresidential Land Uses

Nonresidential land uses include areas in which people typically do not reside, although some residential units may occasionally be included as mixed use type developments.

Office

The Office land use designation includes all types of professional and administrative offices, including those used by doctors, lawyers, dentists, realtors, architects, and accountants.

Retail

Businesses that primarily sell commodities or goods to consumers are considered Retail establishments. Examples include restaurants, grocery stores, beauty salons, and shopping centers.

Commercial

Commercial establishments are those that primarily provide a service to consumers. Examples include hotels, automobile service stations, automobile sales lots, self-storage businesses, welding shops, and outdoor storage.

Industrial

An Industrial land use type allows for the processing, storage, assembly, and/or repairing of materials. Businesses within this land use designation range from light industrial with all activity occurring indoors, to heavy industrial with activity occurring outside.

Parks and Open Space

Public or private park land, open space, and/or recreation areas that are outside fall within the Parks and Open Space land use type. This designation includes recreational facilities, such as tennis courts, public swimming pools, picnic pavilions, and basketball courts.

Private Recreation

Private Recreation refers to privately owned facilities that generally require some form of membership or residence.

Public/Semi-Public

Public/Semi-Public facilities are generally accessible to the public, such as schools, churches, public buildings, cemeteries, and some medical facilities. This land use type also includes some support services, such as school bus storage lots.

Utility

Utility refers to land that is used for placement of public utilities.

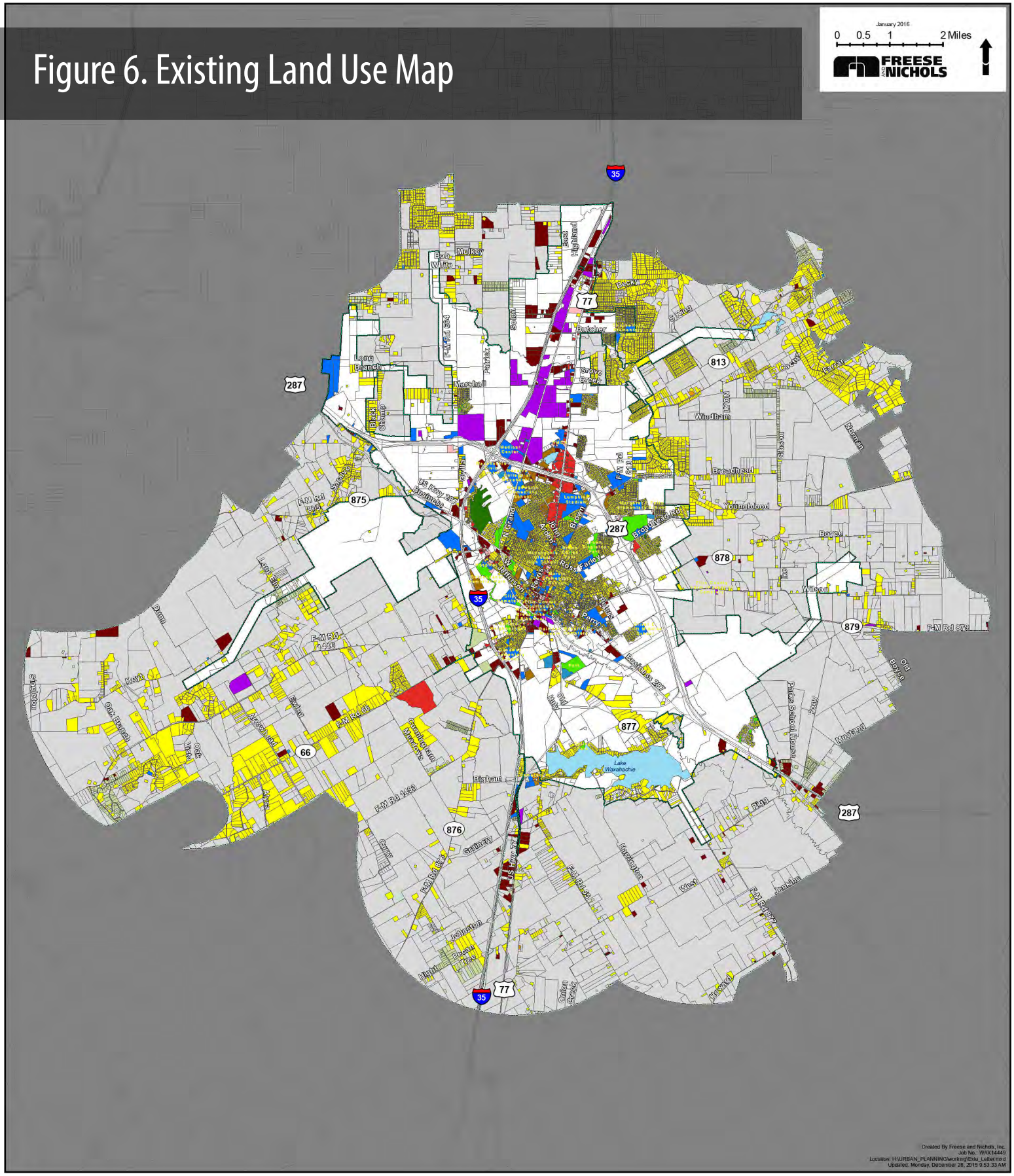
Easements

Easement, also known as right-of-ways, is land that is dedicated to public use for streets, alleys, and rail lines.

Vacant

Vacant land is land that either has no readily visible or apparent use, or land that is used for growing crops or grazing animals.

Figure 6. Existing Land Use Map



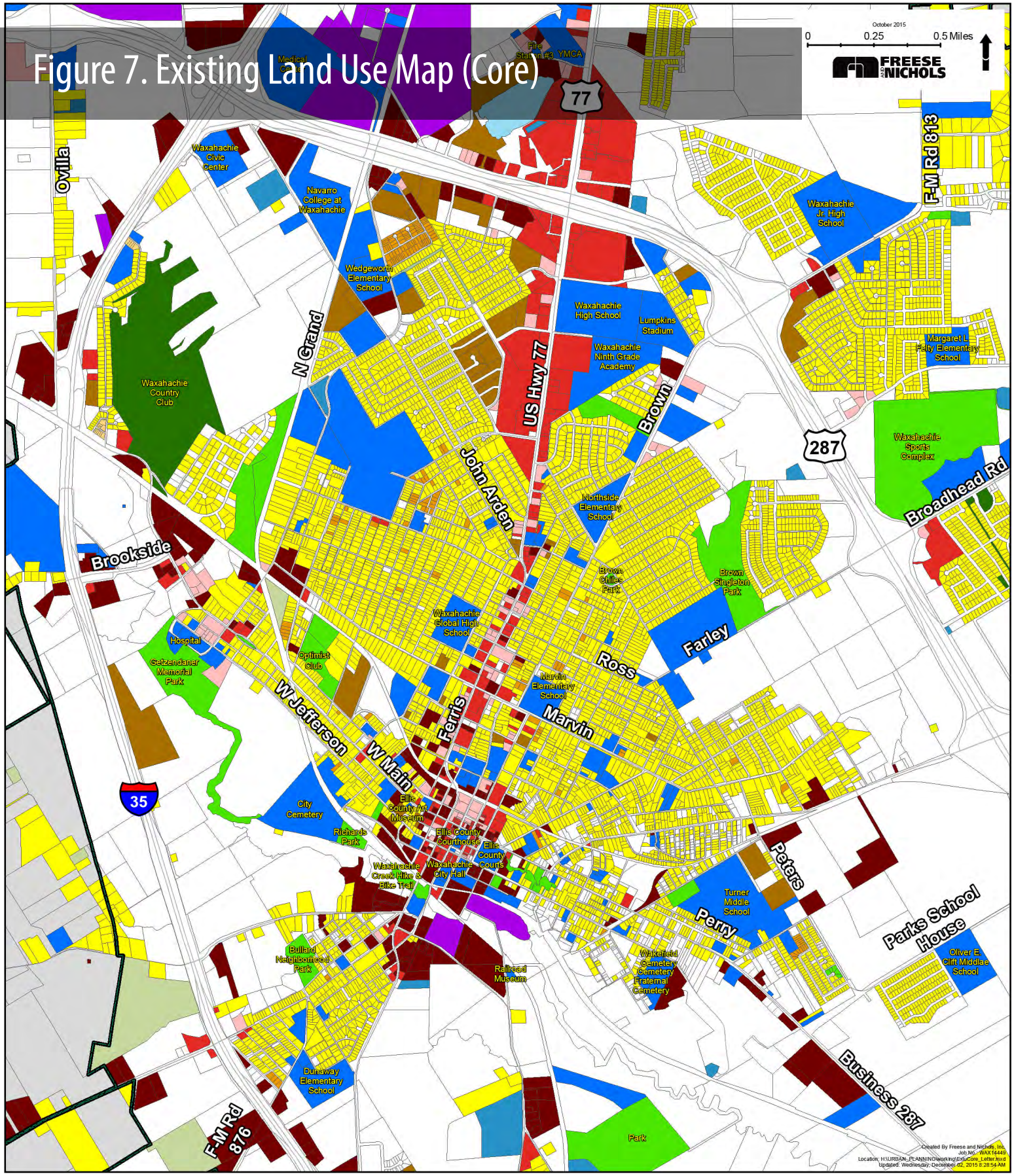
City of Waxahachie
2016 Comprehensive Plan

Existing Land Use

Land Uses

- Single Family
- Two-Family (Duplex)
- Townhome
- Multi-Family
- Manufactured Home
- Office
- Retail
- Commercial
- Industrial
- Parks and Open Space
- Private Recreation
- Public/Semi-Public
- Utility
- Lake Waxahachie
- Easements
- Vacant

Figure 7. Existing Land Use Map (Core)



City of Waxahachie
2016 Comprehensive Plan

Existing Land Use

Land Uses

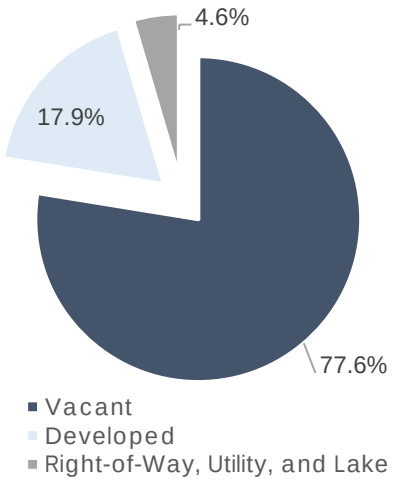
- Single Family
- Two-Family (Duplex)
- Townhome
- Multi-Family
- Manufactured Home
- Office
- Retail
- Commercial
- Industrial
- Parks and Open Space
- Private Recreation
- Public/Semi-Public
- Utility
- Lake Waxahachie
- Easements
- Vacant

Existing Land Use Analysis

Vacant Acreage

As shown in **Figure 8,** approximately 18 percent of the city limits area has been developed and 5 percent is used for other purposes including easements and right-of-way. A large majority, 78 percent or 19,839 acres, is vacant land. These vacant areas are located on the outer edges of the City in large parcels. The existing percentage of vacant or undeveloped acreage within Waxahachie provides room to accommodate future population, retail and commercial growth.

Figure 8. Land Use Development



Acres per 100 Persons

Calculating the acres per 100 persons is an important measure for a city's retail base. A high ratio, of 0.6 and above, is representative of a community that is capturing the retail demand generated by the local population as well as that of other nearby communities. A ratio of 0.5 is average, meaning that a community is capturing most of the retail demand from the local population. A ratio between 0.3 and 0.4 is considered low, and results when a local population is traveling elsewhere to patronize retail establishments. Based on the total retail acreage of approximately 318 acres, Waxahachie's retail ratio of 1.45 indicates that the City is able to provide a significant amount of shopping needed for its local population and the surrounding communities.

Table 8 shows the generalized existing land composition for Waxahachie, the extraterritorial jurisdiction (ETJ) and the planning area (city limits and ETJ combined).

Table 8. Existing Land Use Categories

Land Use	City Limits		ETJ		Planning Area		
	Acres	Percent of Developed	Acres	Percent of Developed	Acres	Percent of Developed	Acres per 100 Persons*
Single Family	3,565	46.8%	9,342	82%	12,907	67.8%	39.51
Two Family	34	0.4%	24	0%	58	0.3%	0.18
Townhome	2	> 0.1%	2	0%	4	0.0%	0.01
Multi-Family	185	2.4%	3	0%	188	1.0%	0.58
Manufactured Home	143	1.9%	1,078	9%	1,221	6.4%	3.74
Office	107	1.4%	-	0%	107	0.6%	0.33
Retail	318	4.2%	157	1%	475	2.5%	1.45
Commercial	788	10.4%	734	6%	1522	8.0%	4.66
Industrial	842	11.1%	20	0%	862	4.5%	2.64
Parks & Open Space	347	4.6%	-	0%	347	1.8%	1.06
Private Recreation	150	2.0%	-	0%	150	0.8%	0.46
Public/Semi-Public	1,130	14.8%	69	1%	1,199	6.3%	3.67
Total Developed	**7,611**		**11,429**		**19,040**		**58.28**
Utility	80		16		96		0.29
Lake Waxahachie	804		52		856		2.62
Right of Way	2,756		1,140		3,896		11.93
Vacant	19,839		62,741		82,580		252.77
Total	**31,090**		**75,378**		**106,468**		**325.89**

**Note: NCTCOG 2015 population estimates were used when finding Acres per 100 Persons*

City Limits

Within the city limits of Waxahachie, single-family residential constitutes the largest land use at 46.8 percent. This is followed by public/semi-public acreage at 14.8 percent. Private recreation land use comprises about two percent, while townhomes and open storage each compose less than one percent of the total developed land use acreage within the City.

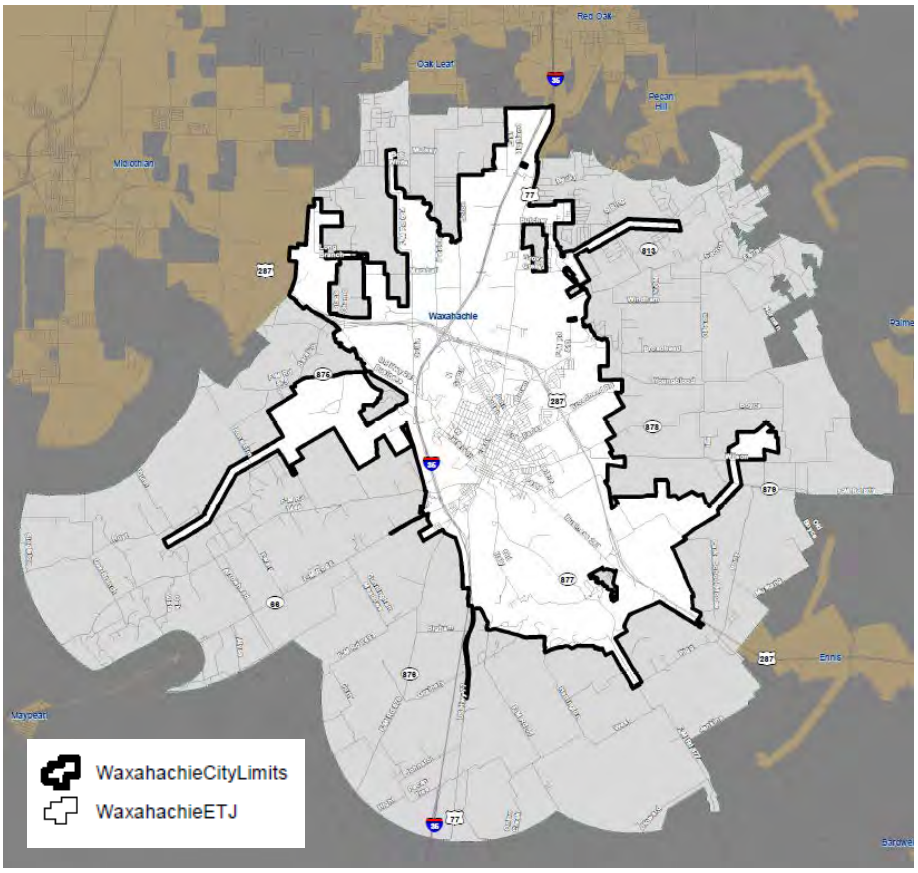
Extraterritorial Jurisdiction (ETJ)

Extraterritorial Jurisdiction (ETJ) is the land that an incorporated city may legally annex for the purpose of planning and accommodating future growth and development. The City of Waxahachie has surrounding cities at a close proximity, therefore, outward expansion and annexation opportunities are limited where Waxahachie's city limits or ETJ border a neighboring city. There is no city at a close proximity to the southern portion of Waxahachie, thus not limiting growth in that direction. Within the developed portion of the ETJ, the largest land use is single family residential at 81.7 percent followed by manufactured homes at 9.4 percent, and commercial acreage at 6.1 percent. There are 62,741 acres within the ETJ that are left vacant.

Planning Area

The term "planning area" refers to city limits and ETJ combined. This area must be viewed in its entirety to make appropriate and coordinated decisions between what the City currently controls and what the City may control in the future. When looking at the total land within the planning area, the vast majority is vacant land, which composes 77.6 percent of the total acreage. Of the developed land within Waxahachie's planning area, approximately 67.8 percent is single-family residential.

Figure 9. City Limits and ETJ



Comparison of Existing Land Uses

Table 9 shows the calculations of the various types of land use in terms of acreage and percentages for four different years in which comprehensive plans for the City of Waxahachie were completed. One important fact that can be noted is that the percentages of nonresidential land uses (i.e. office, retail, commercial, and industrial) have increased. This indicates that Waxahachie is increasing its tax base, which is a positive aspect of the growth the City has experienced. The percentages of residential land uses have generally remained consistent with only slight variations.

Table 9. Comparison of Existing Land Uses within City Limits

Land Use	1983		1995		2005		2016	
	Acres	Percent of Developed	Acres	Percent of Developed	Acres	Percent of Developed	Acres	Percent of Developed
Single Family	1,307	52.2%	1,833	55.7%	2,810	45.1%	3,565	46.8%
Two Family	21	0.8%	7	0.2%	35	0.6%	34	0.4%
Townhome	---	0.0%	---	0.0%	---	0.0%	2	0.0%
Multi-Family	33	1.3%	84	2.6%	142	2.3%	185	2.4%
Manufactured Home	70	2.8%	98	3.0%	115	1.8%	143	1.9%
Office	113	4.5%	174	5.3%	145	2.3%	107	1.4%
Retail					310	5.0%	318	4.2%
Commercial	136	5.4%	124	3.8%	652	10.5%	788	10.4%
Light Industrial	137	5.5%	95	2.9%	809	13.0%	842	11.1%
Heavy Industrial	28	1.1%	69	2.1%				
Parks & Open Space	107	4.3%	249	7.6%	418	6.7%	347	4.6%
Private Recreation							150	2.0%
Public/Semi-Public	553	22.1%	559	17.0%	795	12.8%	1,130	14.8%
Total Developed	**2,503**	**100%**	**3,292**	**100%**	**6,231**	**100%**	**7,611**	**100%**
Right of Way	1,641		2,177		2,700		2,756	
Lake Waxahachie	9236		16,211		22,274		804	
Utility							80	
Vacant							19,839	
Total Acreage	**13,380**		**21,680**		**31,205**		**31,090**	