

City of Waxahachie 2007 Comprehensive Plan

CHAPTER 1: BASELINE ANALYSIS



Gathering and analysis of information is essential; it is the explanation and the buttress of the various conclusions embodied in the master plan. Further, the inventory process has value in itself...the data is a necessary antecedent and, occasionally, a supporting reference.

Jay M. Stein – Classic Readings in Urban Planning



Table of Contents

Introduction..... 1.1

Demographic Characteristics 1.3

 City Population Growth 1.3

 Table 1-1: Population Growth, 1910-2005 — City of Waxahachie1.3

 Figure 1-1: Population Growth, 1910-2005 — City of Waxahachie1.4

 Ellis County Growth Trends 1.4

 Table 1-2: Population Growth, 1910-2005 — Ellis County1.4

 Figure 1-2: Population Growth, 1910-2005 — Ellis County1.5

 City & County Growth Comparison 1.5

 Figure 1-3: Percentage of Ellis County Within Waxahachie, 1970-20051.6

 Surrounding Cities 1.6

 Figure 1-4: Population Growth in Waxahachie & Surrounding Cities, 1980-2005.....1.6

 Table 1-3: Population Growth in Waxahachie & Surrounding Cities, 1980-2005.....1.7

 Local Diversity of Race & Ethnicity 1.7

 Plate 1-1: Waxahachie & Surrounding Cities1.8

 Table 1-4: Race & Ethnicity, 1990 & 2000 — City of Waxahachie1.9

 Figure 1-5: Race/Ethnicity in Waxahachie, 2000.....1.9

 Local Diversity of Age Groups..... 1.10

 Figure 1-6: Age Group Percentages, 1990 & 2000 — City of Waxahachie.....1.10

 Local Diversity of Education Level 1.11

 Table 1-5: Educational Attainment of Persons 25 Years of Age, 1990 & 2000 — City of Waxahachie ...1.11

 Figure 1-7: Educational Attainment Percentage Differences Between 1990 & 2000 — City of Waxahachie
..... 1.11

 Household Income Levels..... 1.12

 Table 1-6: Household Income, 1989 & 1999 — City of Waxahachie.....1.12

 Figure 1-8: Median Household Income in 2000 — Waxahachie & Surrounding Cities 1.13

 Household Type 1.13

 Table 1-7: Household Type, 1990 & 2000 — City of Waxahachie1.14



Employment By Occupation 1.14
 Table 1-8: Employment By Occupation in 2000 (for People Over 16 Years of Age) — Waxahachie, Ellis County & Texas 1.15
 Figure 1-9: Employment By Occupation in 2000 — City of Waxahachie..... 1.15
 Travel Time to Work..... 1.16
 Figure 1-10: Commute Time to Work in 2000 — City of Waxahachie 1.16
 Summary of Demographic Characteristics..... 1.17

Housing Characteristics 1.19

Housing Value..... 1.19
 Table 1-9: Housing Value of Owner-Occupied Units, 1990 & 2000 — City of Waxahachie 1.19
 Figure 1-11: Median Housing Value of Owner-Occupied Units, 2000 — Waxahachie & Surrounding Cities 1.20
 Housing Unit Type..... 1.20
 Figure 1-12: Housing Unit Type, 2000 – City of Waxahachie 1.21
 Lot Size Diversity 1.21
 Figure 1-13: Single-Family Lot Size (Percentages Developed) – City of Waxahachie 1.22
 Housing Condition By Neighborhood Area 1.22
 Table 1-10: Housing Condition By Neighborhood Area, 2005 – City of Waxahachie 1.23
 Figure 1-14: Housing Condition By Neighborhood Area, 2005 – City of Waxahachie 1.23
 Plate 1-2: Housing Condition By Neighborhood Area 1.24
 Summary of Housing Characteristics 1.25

Land Use Characteristics..... 1.27

Land Use Types 1.27
 Single-Family..... 1.27
 Duplex..... 1.27
 Plate 1-3: Existing Land Use 1.28
 Multiple-Family 1.29
 Manufactured Home 1.29
 Public/Semi-Public 1.29
 Parks & Private Park 1.29
 Office 1.29
 Retail..... 1.29





2007 Comprehensive Plan

Commercial 1.30

Industrial 1.30

Vacant/Agricultural & Lake..... 1.30

Rights-of-Way..... 1.30

Land Use Composition 1.30

 Table 1-11: Existing Land Use Within Waxahachie 1.31

 Figure 1-15: Comparison of Percentages of Developed Acreage – 1983, 1995, & 2005 1.32

Land Use Analysis..... 1.32

 Developed Acreage Within Waxahachie..... 1.32

 Figure 1-16: Percentage of Developed Acreage By Land Use Category – 2005 1.33

 Vacant Acreage Within Waxahachie 1.33

 Current Land Use Densities Within Waxahachie 1.34

 Table 1-12: Number of Acres per 100 People for 2005 1.34

 Table 1-13: Retail Acres Per 100 Persons in 1983, 1995, & 2005 – City of Waxahachie 1.35

 Table 1-14: Sales Tax Revenue, 1994-2004 – City of Waxahachie 1.36

 Figure 1-17: Sales Tax Revenue, 1994-2004 – City of Waxahachie..... 1.36

Summary of Land Use Characteristics..... 1.37



{This page left intentionally blank for double-sided printing.}





Introduction

A city's comprehensive plan can be defined as a long-range planning tool that is intended to be used by City staff, decision-makers and citizens to guide the growth and physical development of a community for 10 years, 20 years, or an even longer period of time. The state of Texas has established laws with regard to the way in which incorporated communities can ensure the health, safety and welfare of their citizens. State law gives communities the power to regulate the use of land, but only if such regulations are based on a plan. Specifically, the law states:

*The governing body of a municipality may adopt a comprehensive plan for the long-range development of the municipality...A municipality may define the relationship between a comprehensive plan and development regulations and may provide standards for determining the consistency required between a plan and development regulations.
Chapter 213 of the Texas Local Government Code*

In basic terms, the primary objectives of a comprehensive plan are to accomplish the following:

- ❖ Efficient delivery of public services,
- ❖ Coordination of public and private investment,
- ❖ Minimization of potential conflicts between land uses,
- ❖ Management of growth in an orderly manner,
- ❖ Cost-effective public investments, and
- ❖ A rational and reasonable basis for making decisions about the community.

There are two interrelated purposes of a Comprehensive Plan; one, it allows the citizens of a community to create a shared vision of what they want the community to become, and two, it establishes ways in which a community can effectively realize this vision. This *2007 Comprehensive Plan* is, therefore, a vision of what Waxahachie can become and is a long-range statement of the City's public policy.

The City of Waxahachie has a strong tradition of planning. Plans were completed in 1973, 1983, and 1995, and City leaders and staff have effectively followed many of the guidelines and recommendations in these plans through the years. Indeed, the City has recognized the need not solely for comprehensive planning, but for planning in other important areas as well, as evidenced by the City's focused efforts regarding parks and Downtown Waxahachie. By continuing this planning tradition with this latest version of the comprehensive plan, the City can continue to pattern its growth in a positive manner – through traditional planning elements, as well as through new and innovative planning-related policies. The

product of this latest planning effort will be a *2007 Comprehensive Plan* document that the City can use in the years to come.

This *Baseline Analysis* represents the initial step in developing this *Comprehensive Plan*. It establishes a reference point from which decisions that represent the community's interests 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 three primary sections within this chapter that are designed to help formulate *Comprehensive Plan* policies and recommendations:

- ❖ Demographic Characteristics
- ❖ Housing Characteristics
- ❖ Land Use Characteristics

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

The targeted time-frame for the culmination of this comprehensive planning process is the Spring of 2007. This *2007 Comprehensive Plan*, once adopted, becomes the official planning document of the City. However, this document does not represent the end of the process—planning is not a single event, it is continuous. The *2007 Comprehensive Plan* is intended to be a dynamic, adaptable guide to help citizens and officials shape Waxahachie's future on a continual, proactive basis. The City has recognized this in the past, and it is anticipated that planning in Waxahachie will continue as it has in the past, long after this *2007 Comprehensive Plan* is adopted.





Demographic Characteristics

People are the heart of any city – they are the reason for the existence of government, the need for homes and neighborhoods, the need for roads and parks, etc. Each community has a unique citizenry, and Plan recommendations should be geared toward meeting their specific needs. What are the facts behind the people who choose to call Waxahachie “home?” This section of the *Baseline Analysis* answers that question by examining the City’s overall population growth and by providing analyses of local population characteristics, such as ethnicity, family income, age, education level, and employment. Much of the information about the population is obtained from the U.S. Census Bureau and from the North Central Texas Council of Governments (NCTCOG); these entities are the primary information sources for this portion of the *Baseline Analysis*.

City Population Growth

Waxahachie has steadily grown since 1910, as *Table 1-1* shows. The greatest periods of population growth occurred between 1910 and 1920, 1940 and 1950, and 1980 and 1990. The City has grown by over 10,000 people since 1980, and is estimated by the North Central Texas Council of Governments (NCTCOG) to have a population of over 25,000 people.

Table 1-1: Population Growth, 1910-2005 — City of Waxahachie

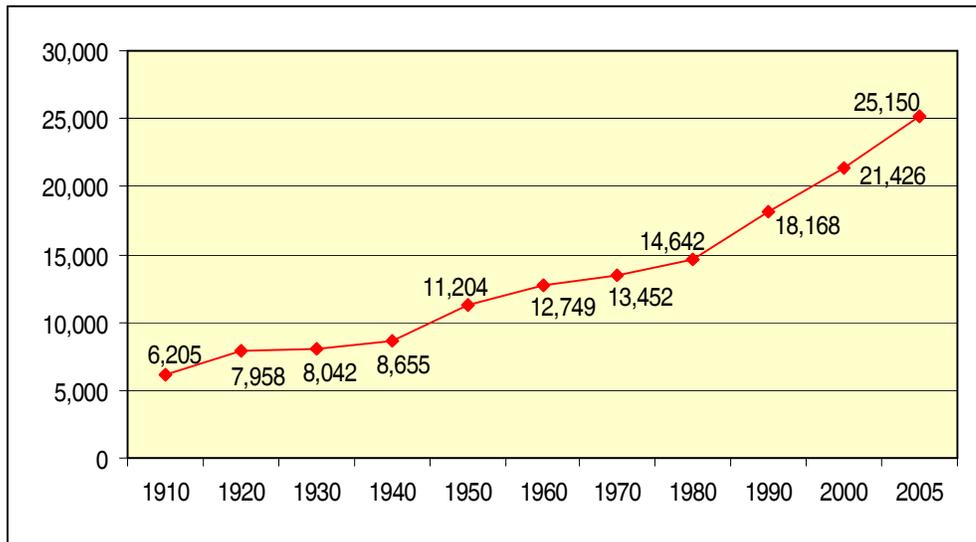
Year	Population	Population Change	Percent Change	Average Annual Compounded Growth Rate
1910	6,205	—	—	—
1920	7,958	1,753	28.3%	2.5%
1930	8,042	84	1.1%	0.1%
1940	8,655	613	7.6%	0.7%
1950	11,204	2,549	29.5%	2.6%
1960	12,749	1,545	13.8%	1.3%
1970	13,452	703	5.5%	0.5%
1980	14,642	1,190	8.8%	0.9%
1990	18,168	3,526	24.1%	2.2%
2000	21,426	3,258	17.9%	1.7%
2005*	25,150	3,724	17.4%	3.3%

Source: 2000 U.S. Census; * NCTCOG



The NCTCOG estimates that Waxahachie has grown more rapidly in the past five years, since 2000, than it did during the entire decade between 1990 and 2000. The City’s increasing proximity to the Dallas-Fort Worth Metroplex, as the Metroplex grows outward, is likely one reason population growth has been so strong in recent years. Another reason may be the unique older homes for which Waxahachie is increasingly becoming known. *Figure 1-1* below graphically shows the information from *Table 1-1* on the previous page.

Figure 1-1: Population Growth, 1910-2005 — City of Waxahachie



Ellis County Growth Trends

Table 1-2 shows the changes in Ellis County’s population since 1910. *Figure 1-2* on the following page shows this information graphically. An examination of Ellis County’s population reveals the area has experienced times of decline and times of growth over the past century. The largest period of population decline occurred between 1930 and 1940, when the County population declined by over 6,200 people. Population decline continued over the following decades as well, although

Table 1-2: Population Growth, 1910-2005 — Ellis County

Year	Population	Population Change	Percent Change
1910	53,629	—	—
1920	55,700	2,071	3.9%
1930	53,936	-1,764	-3.2%
1940	47,733	-6,203	-11.5%
1950	45,645	-2,088	-4.4%
1960	43,395	-2,250	-4.9%
1970	46,638	3,243	7.5%
1980	85,167	38,529	82.6%
1990	111,360	26,193	30.8%
2000	129,150	17,790	16.0%
2005*	133,800	4,650	3.6%

Source: 2000 U.S. Census; * NCTCOG

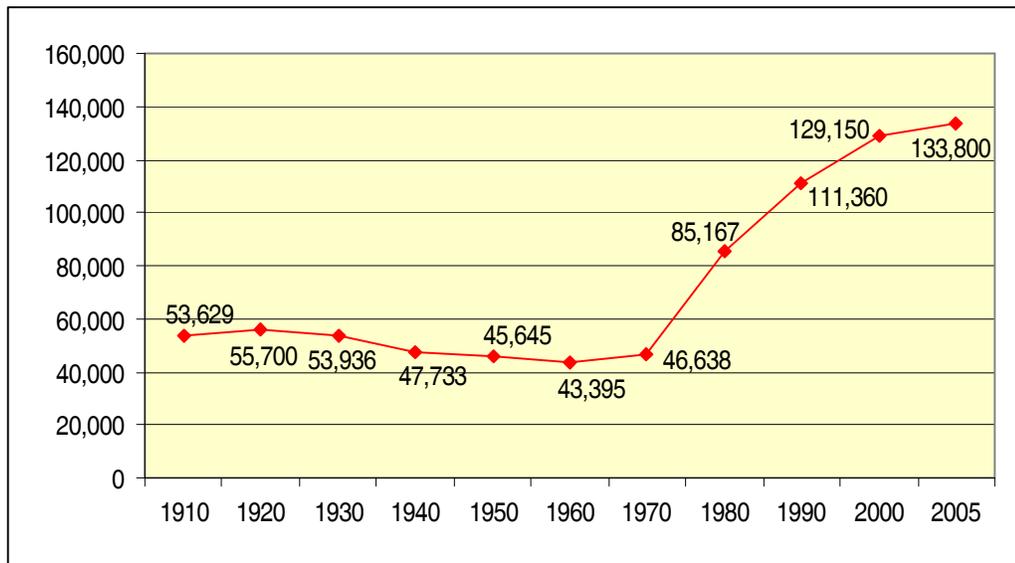




2007 Comprehensive Plan

decline was less at between 2,000 and 3,200 people. Ellis County experienced its largest percentage of growth between 1970 and 1980 at almost 83 percent and 38,529 people. The population continued to grow in the 1980s and 1990s, although at lesser rates.

Figure 1-2: Population Growth, 1910-2005 — Ellis County



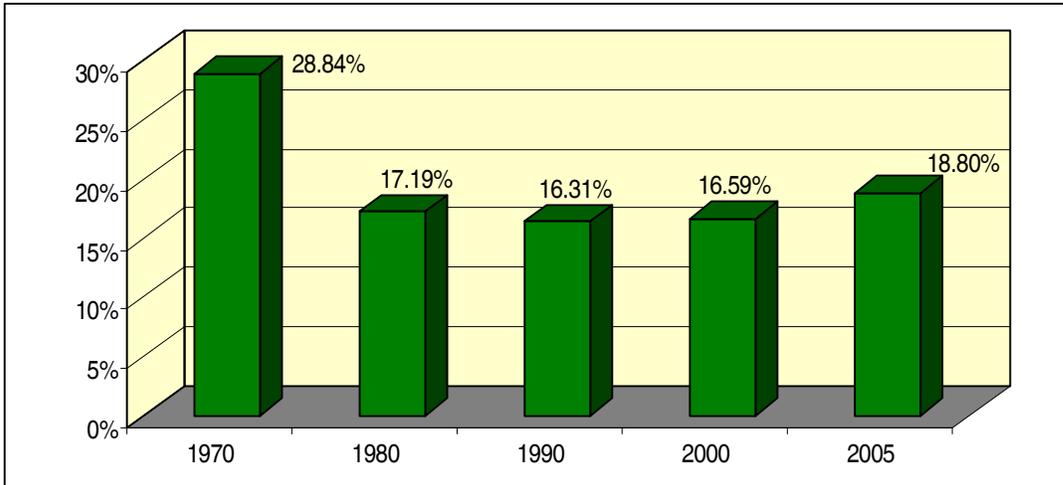
City & County Growth Comparison

Another method of evaluating a community's percentage of growth is to compare it to a larger regional area. Consider Ellis County as the region that is most influential on, and most influenced by, the City of Waxahachie. Analysis of Ellis County's population growth along with Waxahachie's allows for a comparative analysis of the percentage of the County's population that is within Waxahachie. Figure 1-3 on the following page shows this comparison, with the varying percentages between 1980 and 2005 shown.

The percentage of the County within the City was highest in 1970 at almost 29 percent. It was the lowest in 1990, but has been increasing since. The large decrease in these percentages since 1970 is indicative of the fact that population growth within Ellis County is occurring faster than it is within the City. This issue, and things that Waxahachie can do to address it, will be discussed in detail in the *Future Land Use Plan* (Chapter 5).



Figure 1-3: Percentage of Ellis County Within Waxahachie, 1970-2005



Surrounding Cities

The cities that surround Waxahachie (see *Plate 1-1* on the following page) have grown relatively rapidly between 1980 and 2005, as *Figure 1-4* below and *Table 1-3* (page 1.7) shows. While Cedar Hill experienced the highest increase in actual population numbers, Glenn Heights increased by the highest percentage. Midlothian and Red Oak experienced similar percentages of growth, as their respective trajectories show in the figure below. Waxahachie was on the lower end of the spectrum of population growth compared to most of the surrounding cities.

Figure 1-4: Population Growth in Waxahachie & Surrounding Cities, 1980-2005

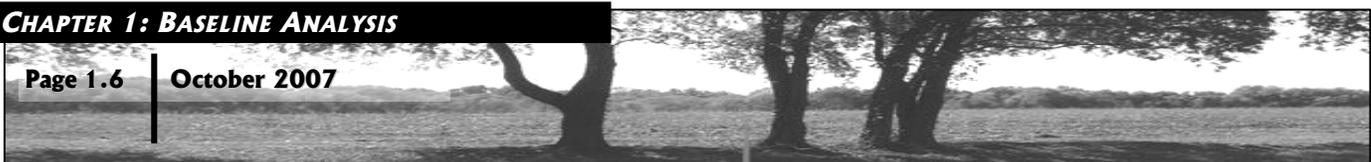
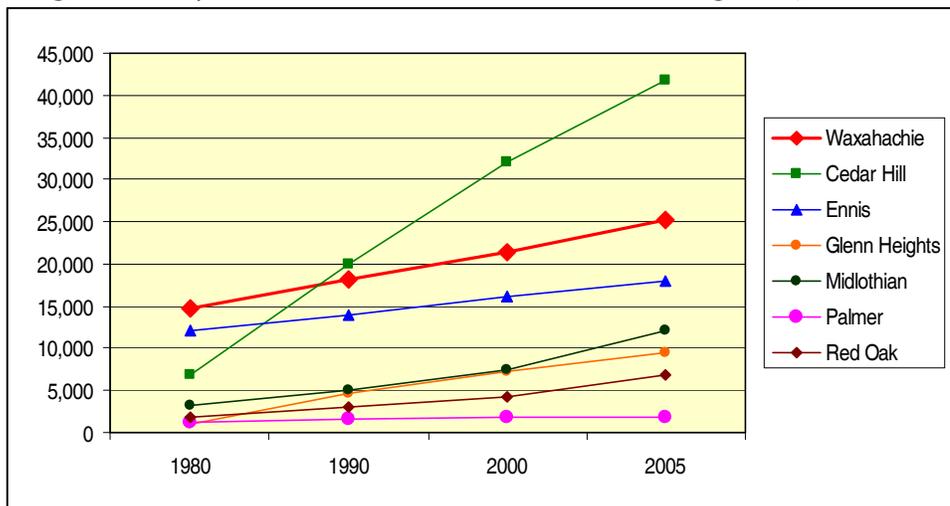




Table 1-3: Population Growth in Waxahachie & Surrounding Cities, 1980-2005

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
2005*	25,150	41,700	18,000	9,400	12,150	1,850	6,900
Percentage Growth	71.8%	508.8%	48.6%	810.0%	277.4%	55.9%	266.6%
Average Annual Compounded Growth	2.2%	7.5%	1.6%	9.2%	5.5%	1.8%	5.3%

Source: 2000 U.S. Census; * NCTCOG

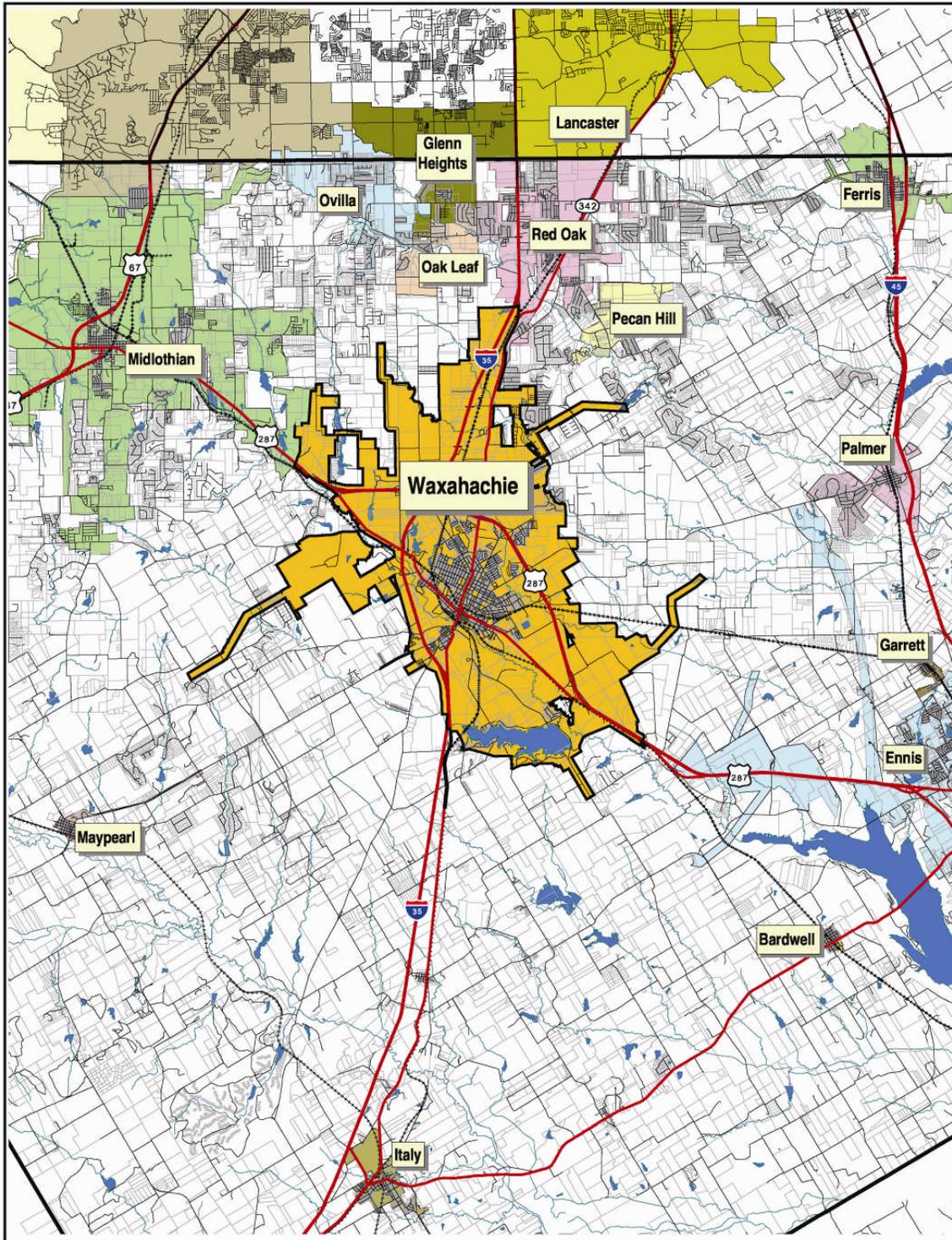
Local Diversity of Race & Ethnicity

The significance of the previous discussion on local and regional population growth to this comprehensive planning process is relatively evident. The geographic area in which Waxahachie is located is experiencing population growth, which will impact the City’s land use planning, transportation planning, and utility planning, as well as other facets of the community. Perhaps less evident is the purpose of examining local diversity as it relates to race and ethnicity.

It is important for the City to understand its ethnic composition so it can ensure that public input and public decision-making is representative, meaning that all ethnic groups are adequately included and represented in these processes. As one study on the subject of racial diversity and urban planning states: “Local urban strategies incorporating the cultural dimension can contribute positively to promoting real equality of opportunity in the city and urban areas, to targeting specific initiatives in specific areas, and to promoting social cohesion and social inclusion of migrants and ethnic minorities.”¹⁻¹

Waxahachie is and has historically been relatively homogenous in terms of race and ethnicity. As Table 1-4 on page 1.9 shows, the City has generally remained consistent in the percentages of citizens in each category. Small increases in percentages have occurred in every category except in the *Caucasian* group. Therefore, the level of diversity in Waxahachie has slightly increased since 1990.

¹⁻¹ Introduction: Recommendations on integrated perspectives on and approaches to cultural diversity and urban development. The Ministry of Refugee, Immigration and Integration Affairs website. April 2003; ADDRESS: http://www.inm.dk/publikationer/engelske/publikationer/cultural_diversity/kap01.htm.



Surrounding Cities

Plate 1-1



8000 0 8000 16000 Feet

Dunkin Seifko & Associates, Inc.
 Urban Planning Consultants - Dallas, Texas
 Date: October 2007





2007 Comprehensive Plan

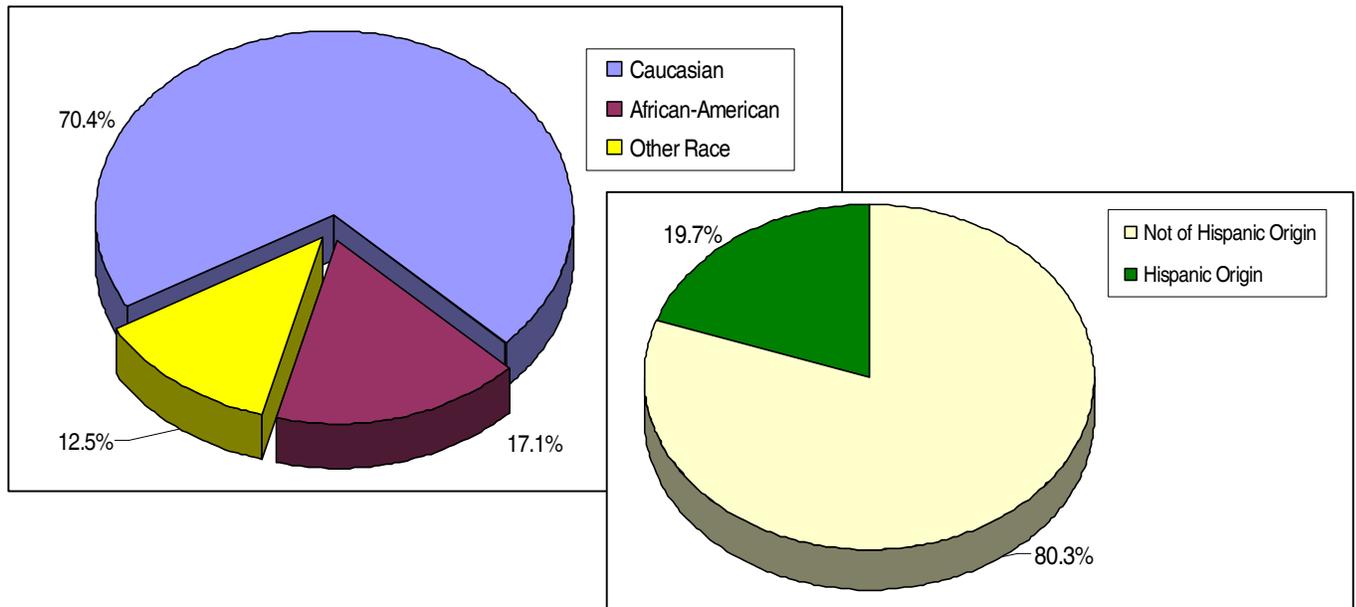
Table 1-4: Race & Ethnicity, 1990 & 2000 — City of Waxahachie

Race/Ethnicity	1990		2000		Percentage Difference
	Number	Percent	Number	Percent	
Caucasian	13,255	73.0%	15,094	70.4%	-2.5%
African-American	3,084	17.0%	3,663	17.1%	0.1%
Other Race	1,829	10.1%	2,669	12.5%	2.4%
<i>Total Population</i>	<i>18,168</i>	<i>100.0%</i>	<i>21,426</i>	<i>100.0%</i>	<i>n/a</i>
Hispanic Origin <i>(Not included in numerical Total – can be of any race)</i>	2,676	14.7%	4,229	19.7%	5.0%

Source: 1990 & 2000 U.S. Census

Growth has been high in the *Other Race* category, and the *Hispanic Origin* category has also increased. The number and percentage of *African-American* citizens has remained relatively stable. *Figure 1-5* below shows the race and ethnicity information in Waxahachie according to the 2000 Census. The figure graphically shows that most people in Waxahachie are in the *Caucasian* group and are not of *Hispanic Origin*.

Figure 1-5: Race/Ethnicity in Waxahachie, 2000



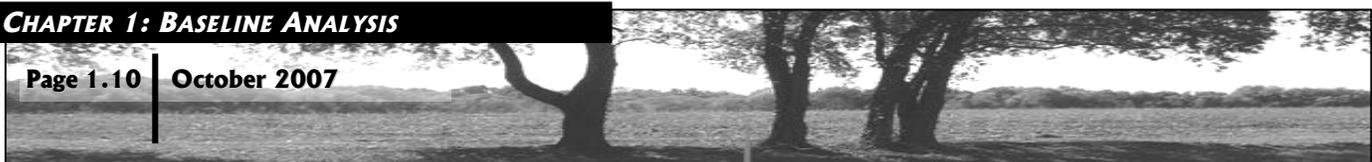
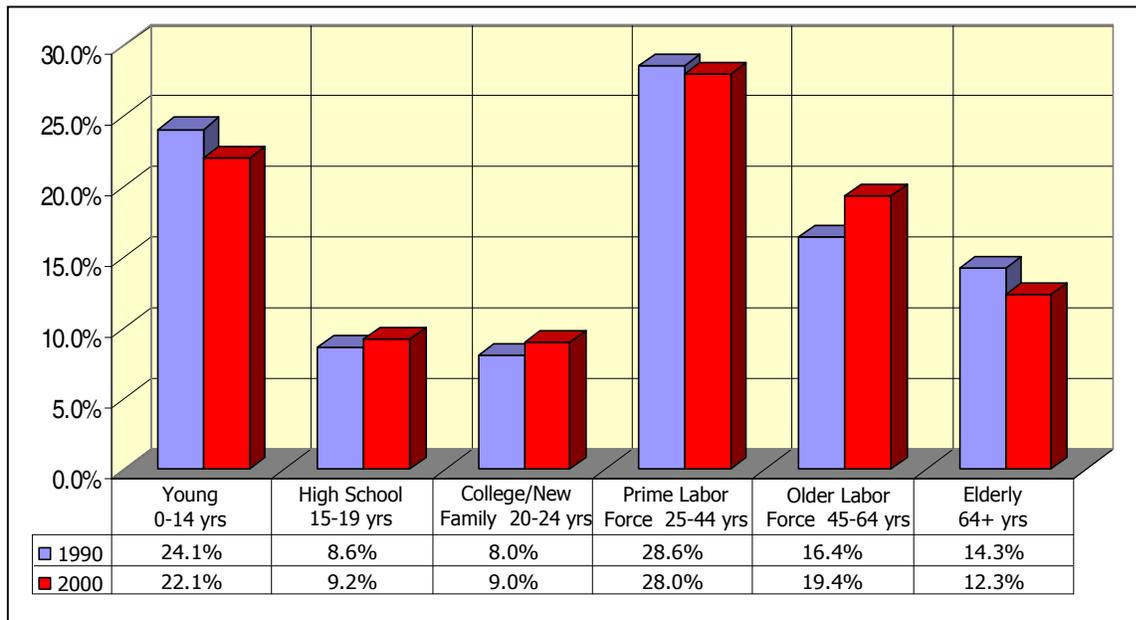


Local Diversity of Age Groups

The age composition for Waxahachie is shown in *Figure 1-6* (on the following page) according to the percentages of each age group. Percentages from both the 1990 and 2000 Census are included. The age composition of the population within a city can provide insight into the types of facilities and services that may need to be provided in the future, such as a senior center or increased youth services. This analysis can ensure that the City is cognizant of the age distribution of its population so that it can continue to meet the needs of significant local age groups.

Since 1990, the age composition in Waxahachie has remained relatively stable. The greatest decreases occurred in the *Young* age group (less than one year to 14 years) and in the *Elderly* (over 65 years) age groups. The highest percentage increase occurred in the *Older Labor Force* category, which is representative of adults from 45 to 64 years of age, at approximately three percent. An increase in this category could be indicative of a skilled labor force, since people within this age group have been in the labor pool for a number of years. The City also experienced increases in the *High School* and *College/ New Family* categories, which is representative of young people from 15 to 24. This could indicate that Waxahachie is capturing an increasing number of college graduates, which could be positive for economic development efforts.

Figure 1-6: Age Group Percentages, 1990 & 2000 — City of Waxahachie





Local Diversity of Education Level

Trends relative to the educational level of a population generally indicate the skill and abilities of the residents of the community. This information can also be useful in attracting businesses to a city and in increasing economic development opportunities. *Table 1-5* below shows the educational attainment levels of Waxahachie’s citizens (over 25 years of age), as reported by the U.S. Census in 1990 and 2000.

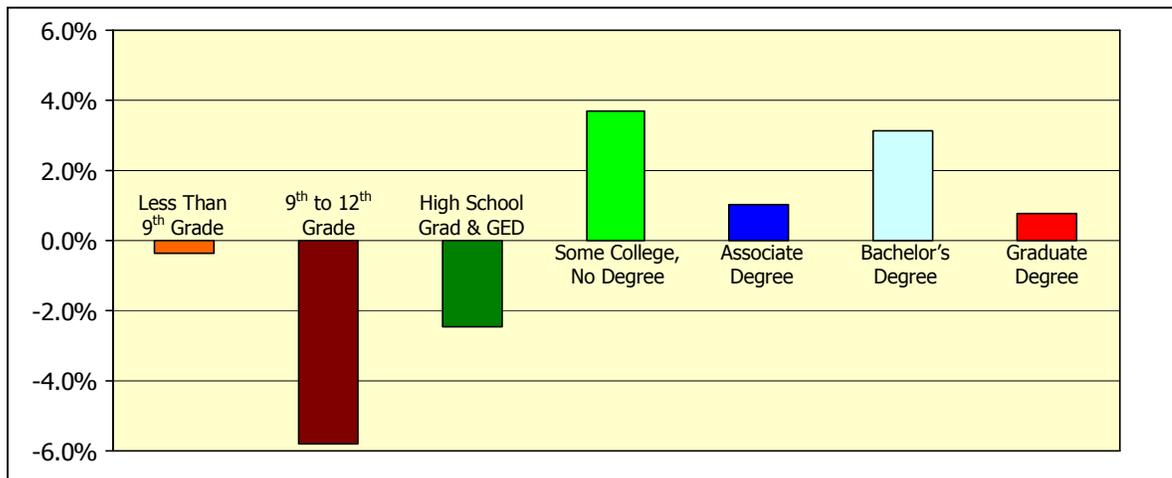
Table 1-5: Educational Attainment of Persons 25 Years of Age, 1990 & 2000 — City of Waxahachie

Educational Attainment	1990		2000		Percentage Difference
	Number	Percent	Number	Percent	
Less Than 9 th Grade	1,358	10.5%	1,323	10.2%	-0.3%
9 th to 12 th Grade, No Diploma	2,434	18.9%	1,696	13.1%	-5.8%
High School Graduate (Includes Equivalency)	4,103	31.8%	3,811	29.4%	-2.5%
Some College, No Degree	2,645	20.5%	3,144	24.2%	3.7%
Associate Degree	482	3.7%	620	4.8%	1.0%
Bachelor's Degree	1,265	9.8%	1,678	12.9%	3.1%
Graduate or Professional Degree	604	4.7%	707	5.4%	0.8%

Source: 1990 & 2000 U.S. Census

Waxahachie’s citizenry has become increasingly educated since 1990. As of the 2000 Census, lower levels of educational attainment decreased in terms of their respective percentages among the City’s population, while higher levels of education increased. The largest increase was in the *Some College, No Degree* category. There was also a marked increase in the percentage of people who had obtained a Bachelor’s Degree, at just over three percent. *Figure 1-7* below shows these changes in percentages graphically.

Figure 1-7: Educational Attainment Percentage Differences Between 1990 & 2000 — City of Waxahachie





Household Income Levels

Household income levels can be an important factor in planning Waxahachie’s future. For example, income levels indicate to potential retailers whether or not the City is a prime site to locate their business. This fact may influence the amount and type of retail that Waxahachie could support. Also, income is a major determining factor for homeownership; a high level of homeownership is generally seen as a positive characteristic for a community. Income levels, therefore, are an issue that can play a role in the size, type, and quality of residential development a community attracts. In addition, large fluctuations in income levels from one Census year to another may indicate that employment opportunities are increasing or decreasing.

Table 1-6 below contains income information for Waxahachie for 1989 and 1999, which correspond to the Census years 1990 and 2000, respectively. It should be noted that the years 1989 and 1999 are used here due to the fact that when the U.S. Census collects information on household income, the question pertains to income earned in the previous year, which for the Census years would be 1989 and 1999.

Table 1-6: Household Income, 1989 & 1999 — City of Waxahachie

Income Level	1989		1999		Percentage Difference
	Number	Percent	Number	Percent	
Less than \$10,000	1,328	21.0%	686	9.4%	(-)11.6%
\$10,000 to \$14,999	643	10.2%	463	6.4%	(-)3.8%
\$15,000 to \$24,999	1,269	20.1%	868	11.9%	(-)8.1%
\$25,000 to \$34,999	964	15.3%	930	12.8%	(-)2.5%
\$35,000 to \$49,999	1,040	16.5%	1,164	16.0%	(-)0.5%
\$50,000 to \$74,999	724	11.5%	1,721	23.7%	12.2%
\$75,000 to \$99,999	219	3.5%	795	10.9%	7.5%
\$100,000 to \$149,999	105	1.7%	434	6.0%	4.3%
\$150,000 to \$199,999	26	0.4%	90	1.2%	0.8%
\$200,000 or more			120	1.7%	
Total	6,318	100.0%	7,271	100.0%	n/a
Median Household Income (dollars)	\$24,244.00 (Adjusting for inflation* = \$32,002)		\$43,213.00		\$18,969.00 (Adjusting for inflation* = \$11,211)

Source: 1990 & 2000 U.S. Census; *Bureau of Labor Statistics Website, Inflation Calculator link, \$1.00 in 1989 was worth \$1.34 in 1999

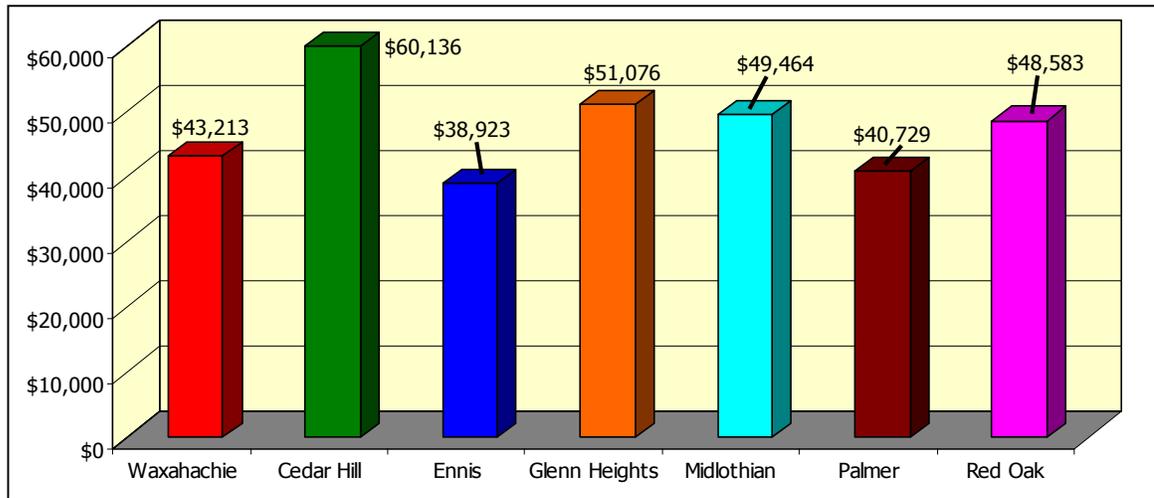




2007 Comprehensive Plan

All lower income categories experienced percentage decreases between 1989 and 1999, while all higher income categories (\$50,000 and above) experienced percentage increases. The largest percentage and numerical increase occurred within the \$50,000 to \$74,999 category. The median income level also significantly rose between 1989 and 1999, specifically by almost \$20,000, or more than \$11,000 after an inflation adjustment is calculated. *Figure 1-8* below shows Waxahachie’s median income comparatively with that of its surrounding cities.

Figure 1-8: Median Household Income in 2000 — Waxahachie & Surrounding Cities



Cedar Hill had the highest median income of all of the cities shown in *Figure 1-8* above at just over \$60,000. Glenn Heights, Midlothian, and Red Oak all had median incomes between approximately \$51,000 and \$48,500, with Glenn Heights having the highest of the three. Waxahachie’s median income was less than these four cities, but was higher than Ennis and Palmer. Palmer had the lowest median of the cities listed.

Household Type

It is interesting to examine what the term household means in Waxahachie. Various household types for Waxahachie according to the 1990 and 2000 Census are shown in *Table 1-7* on the following page. One national study¹⁻² that has analyzed the 2000 Census has determined that:

- ❖ Suburbs now contain more non-family households – largely young singles and elderly people living alone – than married couples with children;

¹⁻² Frey, William H. and Alan Berube. *City Families and Suburban Singles: An Emerging Household Story from Census 2000*. (Census 2000 Series) Center on Urban & Metropolitan Policy, The Brookings Institution. Washington, D.C. February 2002.



- ❖ Traditional families – married couples with children – made up only 27 percent of all suburban households; and
- ❖ People living alone constituted 23.5 percent of households.

This study also projected that by 2010:

- ❖ Traditional families will constitute as little as 20 percent of the demographic composition of suburban cities, and
- ❖ Households with people living alone will grow to over 33 percent of all suburban households.

Table 1-7: Household Type, 1990 & 2000 — City of Waxahachie

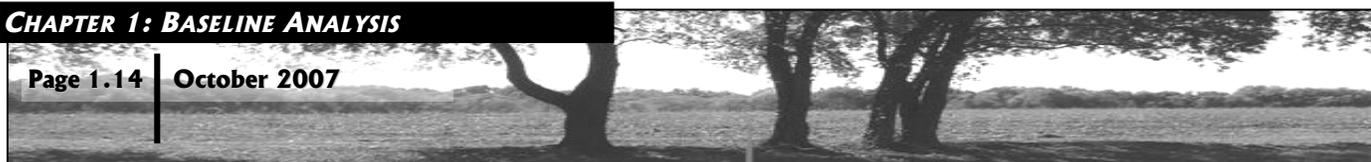
Household Type	1990		2000		Percentage Difference
	Number	Percent	Number	Percent	
Family Households	4,711	74.5%	5,401	73.7%	-0.8%
<i>Married-Couple Family</i>	3,644	57.7%	4,005	54.7%	-3.0%
Non-Family Households	1,609	25.5%	1,924	26.3%	0.8%
<i>Householder Living Alone</i>	1,446	22.9%	1,603	21.9%	-1.0%
<i>Householder Living Alone & 65+ Yrs of Age</i>	766	12.1%	678	9.3%	-2.9%
Total Households	6,320	100.0%	7,325	100.0%	n/a
Average Household Size	2.75		2.73		n/a

Source: 1990 & 2000 U.S. Census

Table 1-7 shows that there were nominal changes in the composition of the households in Waxahachie between 1990 and 2000. While the number and percentage of *Non-Family Households* did increase, which is consistent with the previously discussed study, the increase represented a percentage of less than one percent. *Family Households* still accounted for a much higher number and percentage of the *Total Households*. The greatest decrease in percentage between 1990 and 2000 occurred within the *Married-Couple Family* category, at three percent.

Employment By Occupation

Table 1-8 on the following page contains information on the various occupations that Waxahachie’s citizens (over 16 years of age) were employed in at the time of the 2000 Census. The percentages of those employed in these occupations throughout the State of Texas are also shown for comparative purposes. The *Management, Professional and Related Occupations* category employed the largest portion of the Waxahachie work force at almost 29 percent (and 2,856 people). This percentage is





2007 Comprehensive Plan

generally consistent with the related percentages in Ellis County and in Texas, although the percentage in Waxahachie was slightly lower than both. The *Sales and Office Occupations* category employed the second largest percentage of people within the City, which was also consistent with employed percentages in County and the State.

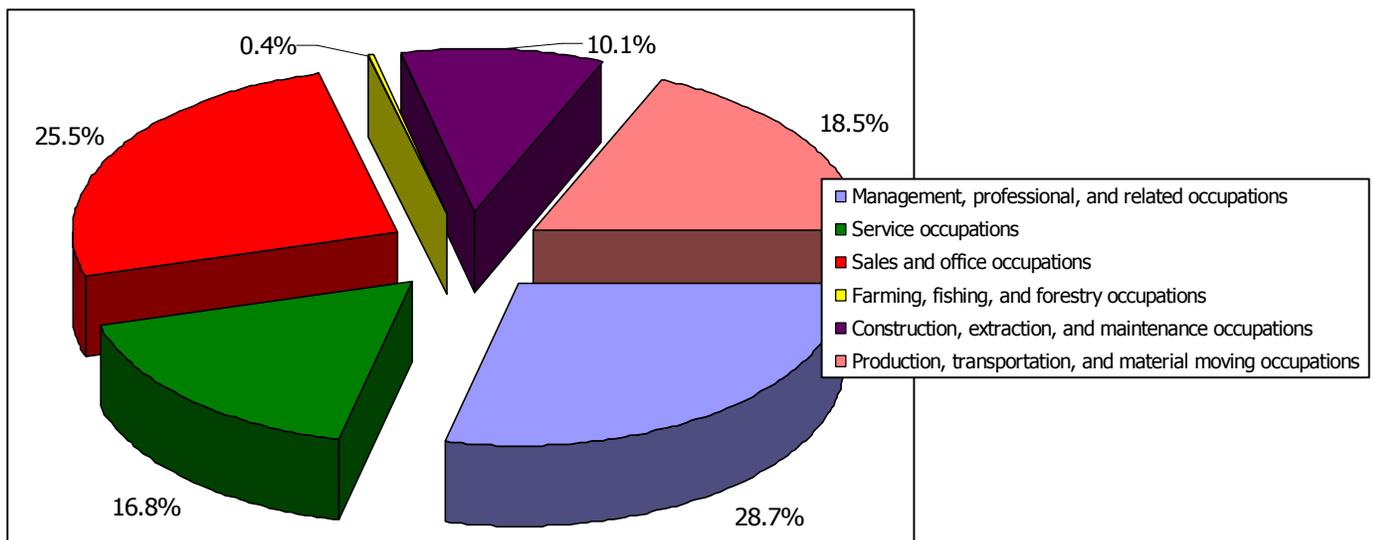
Table 1-8: Employment By Occupation in 2000 (for People Over 16 Years of Age) — Waxahachie, Ellis County & Texas

Occupation	Waxahachie		Ellis County Percentages	State of Texas Percentages
	Number	Percent		
Management, Professional, and Related Occupations	2,856	28.7%	29.1%	33.3%
Service Occupations	1,676	16.8%	12.5%	14.6%
Sales and Office Occupations	2,537	25.5%	26.7%	27.2%
Farming, Fishing, and Forestry Occupations	36	0.4%	0.4%	0.7%
Construction, Extraction, and Maintenance Occupations	1,010	10.1%	13.1%	10.9%
Production, Transportation, and Material Moving Occupations	1,847	18.5%	18.1%	13.2%

Source: 2000 U.S. Census

The greatest difference between Waxahachie’s percentages of employment and those of the State were within the *Production, Transportation, and Material Moving Occupations* category. However, the City’s percentage within this category was consistent with the Ellis County’s. It can be assumed, therefore, that these occupations are more important to working citizens locally and in the region than they are in general throughout the State. Also, Table 1-8 shows an indication of the increasingly urbanized environment with the fact that the *Farming, Fishing and Forestry Occupations* category represents the least percentage of employment in the City, County and State. Figure 1-9 shows percentages of employment for Waxahachie citizens, as reported by the 2000 U.S. Census.

Figure 1-9: Employment By Occupation in 2000 — City of Waxahachie



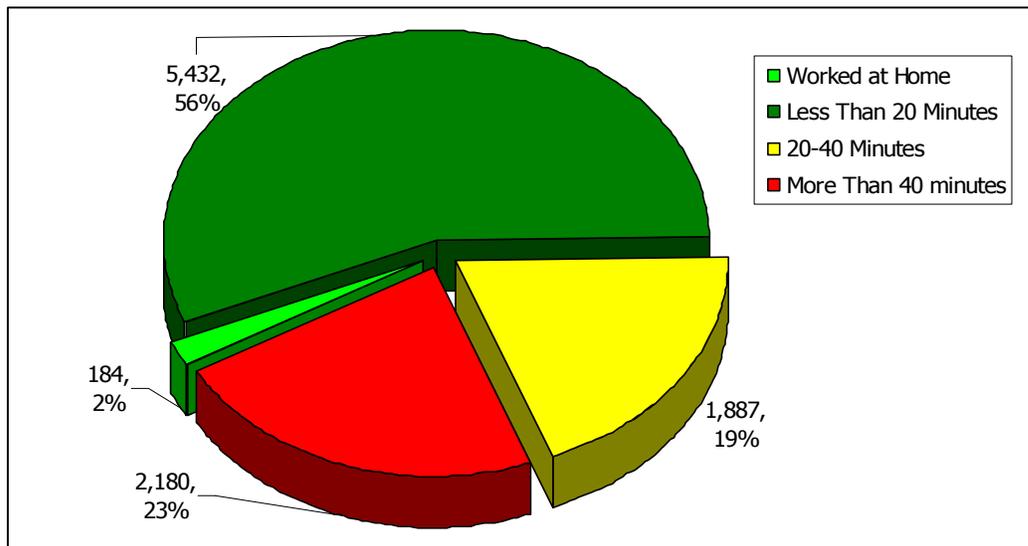


Travel Time to Work

Often in today's society, an important consideration related to where people want to live is the amount of time it takes to travel between work and home everyday. As Waxahachie continues to grow in population, traffic and time on the roadways will likely increase, especially to and from the Dallas-Fort Worth Metroplex. *Figure 1-10* on the following page graphically depicts information related to commute time for employed Waxahachie citizens from the 2000 Census.

The largest number of people (5,432) who work outside of their home have the shortest commute, at 20 minutes or less. Only 23 percent commute more than 40 minutes; this is less than other satellite or suburban cities such as Cedar Hill (at 26 percent) and Glenn Heights (at 34 percent). This information suggests that the majority of Waxahachie's employed citizens are traveling to employment locations within the City, or within close proximity to the City, and not to locations in Dallas or Fort Worth.

Figure 1-10: Commute Time to Work in 2000 — City of Waxahachie





Summary of Demographic Characteristics

This concludes the discussion of Waxahachie's demographic composition. Key findings include:

- ❖ The City, along with the region, has experienced a steady, consistent rate of population growth in past decades, with more rapid population growth in the past 5 years.
- ❖ The level of race/ethnic diversity in Waxahachie did not change substantially between the 1990 and 2000 U.S. Census. The City is less diverse than many of its surrounding cities.
- ❖ The following age groups are increasing at the highest rates in Waxahachie: high school, young adults, and people between 45 and 64 years of age – these can impact the school system and economic development opportunities.
- ❖ The local population is becoming increasingly educated.
- ❖ The median income level in Waxahachie in 2000 was comparable with area cities.
- ❖ The percentage of Non-Family Households increased between 1990 and 2000, but Family Households still represent, by far, the largest percentage of households in the City.
- ❖ People in Waxahachie are employed in occupations that are generally consistent with the way in which people are employed regionally (in Ellis County) and state-wide. The Exception to this was within the *Production, Transportation, and Material Moving Occupations* category, which was more significant to local and regional employment than it was in general in Texas.
- ❖ Most people in Waxahachie currently have relatively short commutes to and from work.



{This page left intentionally blank for double-sided printing.}





Housing Characteristics

Quality of housing and the appreciation of housing values are important planning considerations. The condition of existing housing and the quality of residential neighborhoods affects the desirability of Waxahachie as a place to live and the potential for future development of the City. As such, the community has a strong interest in its ability to provide high quality housing. For example, businesses often make locational decisions based partially on the quality of housing that its employees would be able to obtain. The quality of housing is a critical consideration in ensuring that the City is able to provide its citizens with a high quality of life. The following sections, therefore, outline various characteristics of Waxahachie's housing supply.

Traditional factors, such as location, costs and access to qualified labor, continue to play an important role in business relocation. Increasingly, though employers are starting to be concerned with where their employees want to live and work. When a site-selection trade publication asked its readers to rate the importance of housing availability in the site selection process, 75 percent said it was either important or very important.

Kotval, Zenia and John Mullin – A Profile of Housing in Massachusetts: Housing as a Factor in Business Location Decisions, University of Massachusetts, 1998

Housing Value

Current housing values are important to examine because they are indicative of what the City can expect its future housing stock to contribute to the economy and aesthetic quality of Waxahachie. *Table 1-9* contains information on the value of local owner-occupied units for 1990 and 2000. There was a 14.5 percent decrease in the *Less than \$50,000* category. The largest increases in housing value were in the *\$100,000 to \$149,999* range and the *\$150,000 to \$199,999* range. There were also numerical increases in all categories representing homes valued at \$200,000 or more.

Table 1-9: Housing Value of Owner-Occupied Units, 1990 & 2000 — City of Waxahachie

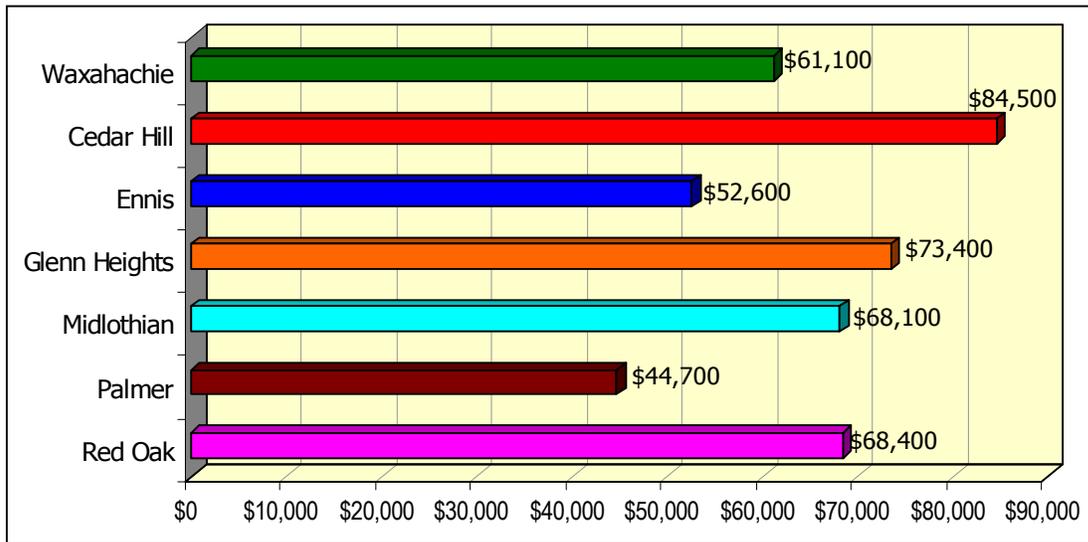
Housing Value	1989		1999		Percentage Difference
	Number	Percent	Number	Percent	
Less than \$50,000	1,171	35.4%	851	21.0%	-14.5%
\$50,000 to \$99,999	1,630	49.3%	1,922	47.4%	-1.9%
\$100,000 to \$149,999	342	10.4%	799	19.7%	9.4%
\$150,000 to \$199,999	90	2.7%	314	7.7%	5.0%
\$200,000 to \$299,999	51	1.5%	136	3.4%	1.8%
\$300,000 to \$499,999	20	0.6%	19	0.5%	-0.1%
\$500,000 or more	0	0.0%	14	0.3%	0.3%
<i>Total</i>	3,304	100.0%	4,055	100.0%	<i>n/a</i>
<i>Median Value (dollars)</i>	\$61,100		\$83,200		\$22,100

Source: 1990 & 2000 U.S. Census



The median value of housing in each of the surrounding cities in 2000 is shown in *Figure 1-11* below. Cedar Hill had the highest median value at \$84,500, and Glenn Heights had the second highest at \$73,400. Midlothian and Red Oak were close in median value at approximately \$68,100 and \$68,400, respectively. Waxahachie’s median value was less than these cities at \$61,000, but was higher than Ennis and Palmer. Palmer had the lowest median housing value of the cities listed at \$44,700.

Figure 1-11: Median Housing Value of Owner-Occupied Units, 2000 — Waxahachie & Surrounding Cities



Housing Unit Type

Not only is the value of housing units important in a community, but so is the level of diversity in the type of housing units offered. *Figure 1-12* on the following page contains information on the percentages of Waxahachie’s mix of housing types as reported by the U.S. Census in 2000. Variety in housing type one of the key ways to provide living options that appeal to people in all stages of life, from young college graduates to families to senior citizens. Analysis of this factor currently within Waxahachie will provide a basis from which to make recommendations regarding housing variety of housing in later chapters of this *Comprehensive Plan*.



Figure 1-12: Housing Unit Type, 2000 – City of Waxahachie

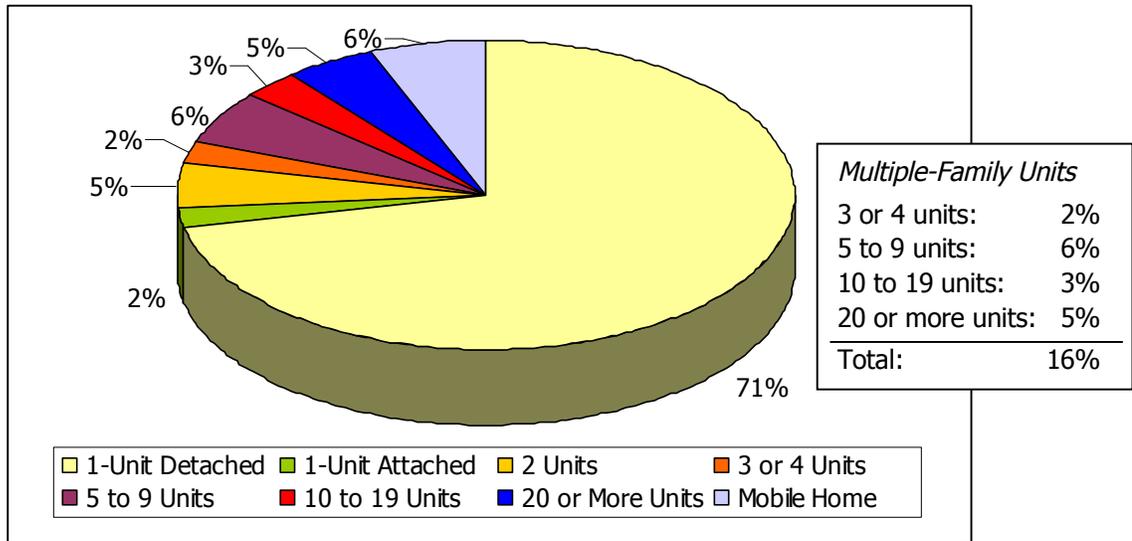


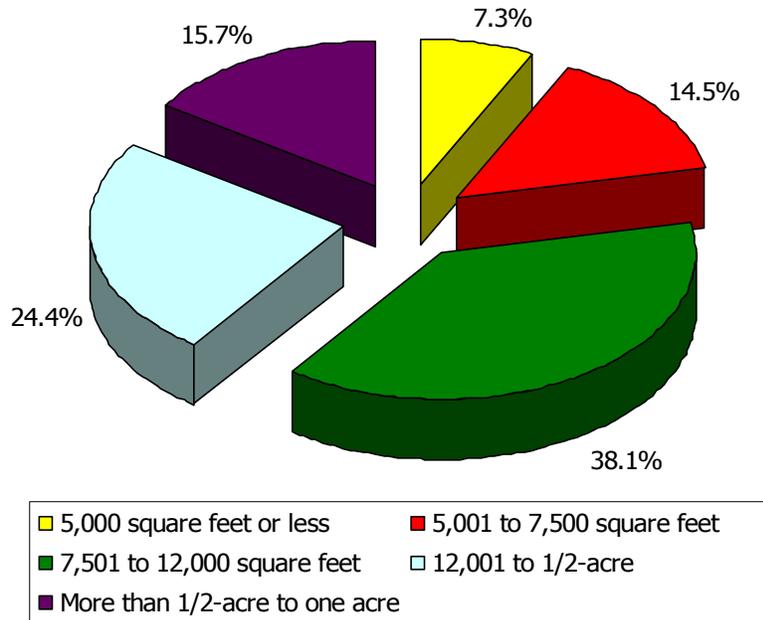
Figure 1-12 shows that the majority of housing in Waxahachie is *1-Unit Detached* (traditional single-family) at 71 percent. Approximately 16 percent are multiple-family units (refer to the text box in the figure above), and there is a small percentage of *2-unit* (duplexes) types as well. Also, six percent of local housing is of the *Mobile Home* type.

Lot Size Diversity

Housing type diversity and single-family lot size diversity are important features of a full-life-cycle community. A community must provide housing types sufficient to meet the needs of all residents in all stages of life. As Waxahachie continues to mature as a City, housing diversity is going to be of paramount importance to ensuring that it remains a community in which people can meet their changing lifestyle needs.

Figure 1-13 on the following page shows the current percentages of developed single-family lots by lot size. Currently, the City has a variety of lot sizes in relation to single-family development. There are an abundance of developed lots in the range of 7,501 square feet to 12,000 square feet. Notably, lots within this size range account for 38 percent of the developed single-family lots within Waxahachie. There are also many lots between 12,001 square feet and 1/2-acre. In general, the City has a good mix of lot sizes, with no one category accounting for a very large percentage of the lots.

Figure 1-13: Single-Family Lot Size (Percentages Developed) – City of Waxahachie

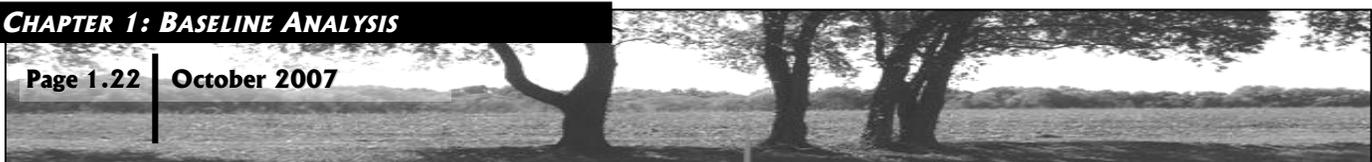


Housing Condition By Neighborhood Area

In order to analyze the condition of the single-family housing units within Waxahachie, a housing¹⁻³ field-survey was conducted during the preparation of this *Baseline Analysis*. This was done by automobile in the fall of 2005 (in conjunction with the existing land use survey that is discussed in the next section of this chapter). The housing survey resulted in an overall neighborhood assessment for every neighborhood in Waxahachie. The assessment was conducted based on the following conditions:

- ❖ **Condition 1:** The structures are either new or are older units that are in sound physical condition with no visible repairs needed.
- ❖ **Condition 2:** The structures are a combination of sound units and units that are in need of minor repair. For these purposes, “minor repair” is defined as repairs that could be performed by the occupant. Examples include painting of trim, painting of exterior surfaces, and replacement of small trim areas.

¹⁻³ The condition of manufactured homes was not assessed as part of this survey.





2007 Comprehensive Plan

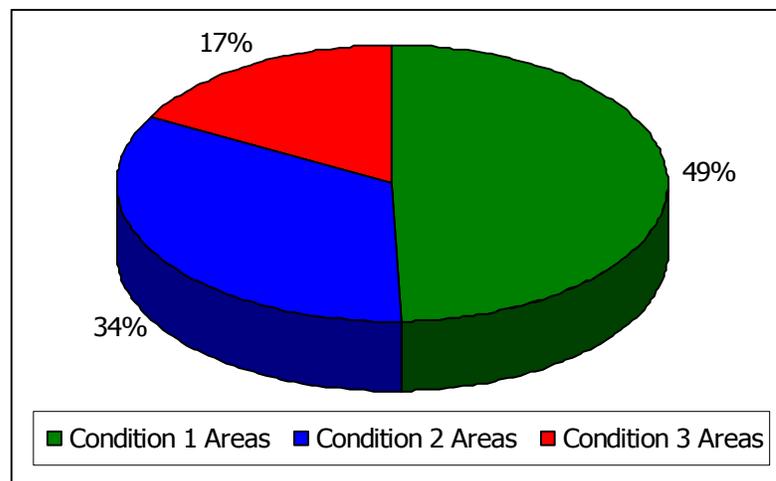
- ❖ **Condition 3:** Structures are a combination of “sound” and “fair” units (a few intermittently located throughout), dilapidated units, and uninhabitable units. Dilapidated units are considered to be those that are in need of major repair that would not normally be able to be undertaken by the occupant. Examples of major repair include sagging roofs, leaning walls, and deteriorated siding. Uninhabitable units are considered to be those that are not safe to be used as dwelling units, and that are questionable in terms of rehabilitation.

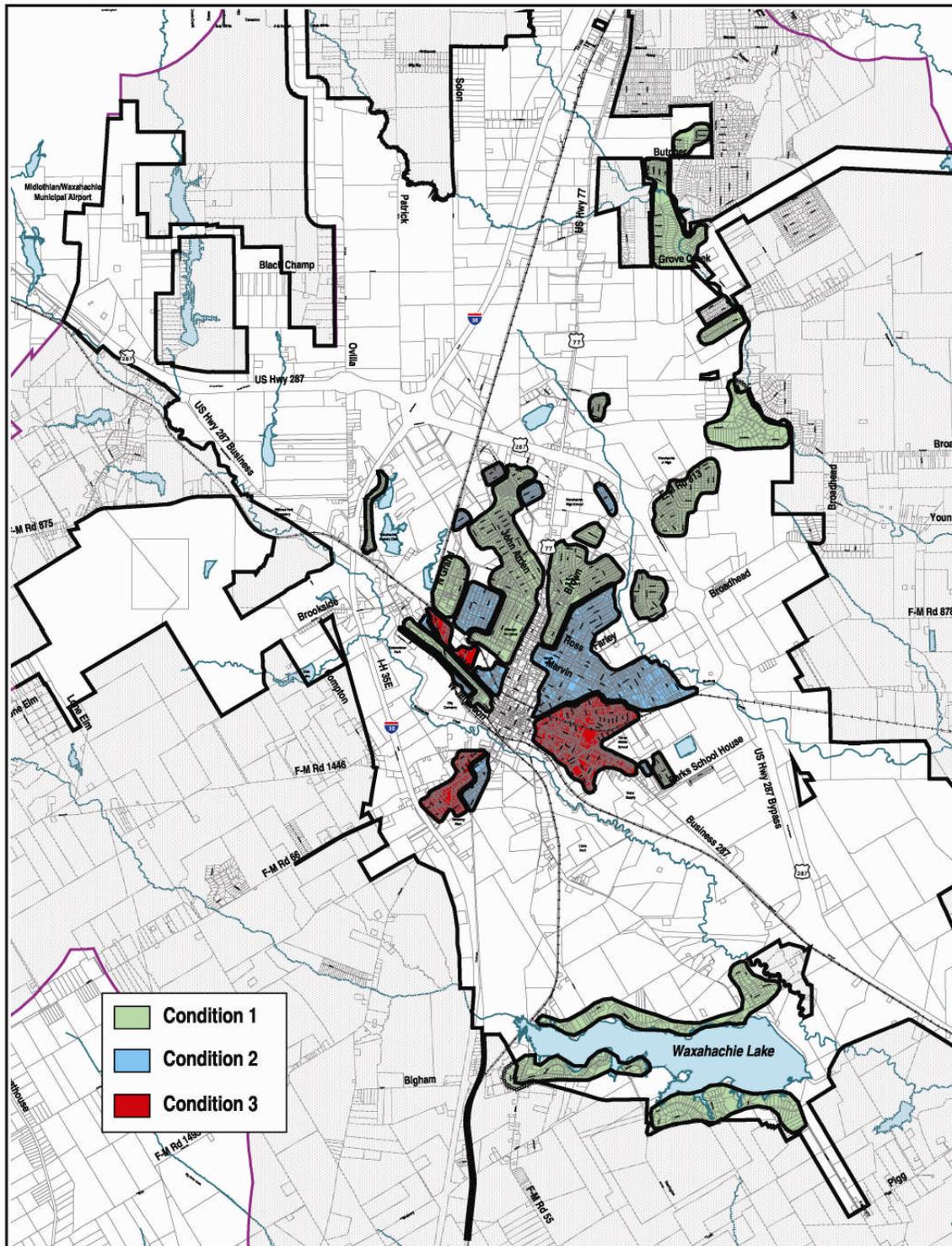
Table 1-10 and the related Figure 1-14 show the results of this survey, reflecting the condition of existing neighborhoods within Waxahachie. Plate 1-2 on the following page shows a graphic representation of the existing housing condition information in a locational context on a map of Waxahachie.

Table 1-10: Housing Condition By Neighborhood Area, 2005 – City of Waxahachie

Housing Condition	Acreage	Percent
Condition 1 Areas	1,405	49%
Condition 2 Areas	956	34%
Condition 3 Areas	484	17%
<i>Total</i>	<i>2,845</i>	<i>100%</i>

Figure 1-14: Housing Condition By Neighborhood Area, 2005 – City of Waxahachie







Housing Conditions

Plate 1-2




Dunkin Seifko & Associates, Inc.
 Urban Planning Consultants - Dallas, Texas
 Date: October 2007





The majority of the neighborhood areas in the City are in good condition. Approximately 49 percent and 34 percent were rated *Condition 1* and *2*, respectively. Together, this means that 83 percent of Waxahachie's neighborhoods are in good or fair condition.

However, there is a large percentage of neighborhoods that have housing issues, and have therefore been designated *Condition 3*. There are three primary concerns related to *Condition 3* areas. One, housing units in need of major repair can quickly deteriorate to become units that are beyond repair, if action is not taken to improve them on an immediate and regular basis. Two, housing units that are in need of major repair or that are beyond repair have a residual negative impact on the entire neighborhood block or area by causing an overall attitude of apathy toward the caretaking of other homes nearby. Third, the uninhabitable housing units that are beyond repair may be a public safety hazard. *Condition 3* areas, therefore, need to be addressed in the immediate future. *Plate 1-2* can guide the City in identifying concentrated *Condition 3* areas, and the *Housing Strategies* chapter, Chapter 8, will provide recommendations as to how the City can most effectively address such areas.

Summary of Housing Characteristics

This concludes the discussion of Waxahachie's housing information. Key findings include:

- ❖ The value of local housing units is increasing, as evidenced by the increase in the median housing value from \$38,900 in 1990 to \$218,800 in 2000.
- ❖ The median value of local housing units was less than that of several of the surrounding cities. However, Waxahachie's median housing value was greater than that of Ennis and Palmer.
- ❖ The City's housing is comprised mainly of single-family homes. There are a relatively high percentage of multiple-family units.
- ❖ The condition of Waxahachie's existing neighborhoods is relatively good. However, approximately 17 percent have housing units that are in need of major repair or are dilapidated (i.e., are *Condition 3*); this is a fact that will need to be addressed in later chapters of this *Comprehensive Plan*.



{This page left intentionally blank for double-sided printing.}





Land Use Characteristics

In order to more accurately assess the City's future land use needs, as will be accomplished in the *Future Land Use Plan* (Chapter 5), an analysis of present land use patterns is very important. The patterns 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 *Baseline Analysis* 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 comparative analysis of how land was used in the past, in addition to analysis of how it is being used today.

Land Use Types

In order to analyze the land use trends within Waxahachie, a parcel-by-parcel land use survey was conducted during the preparation of this *Baseline Analysis*. This survey occurred in November 2005 for all areas within the existing City limits, and each parcel of land was color-coded according to the following land use types. The information obtained from the survey is used herein to discuss Waxahachie's current land use pattern. Following are descriptions of the various types of land use used in the survey, which are also used to graphically convey existing land use information on *Plate 1-3* (on the following page).

Single-Family

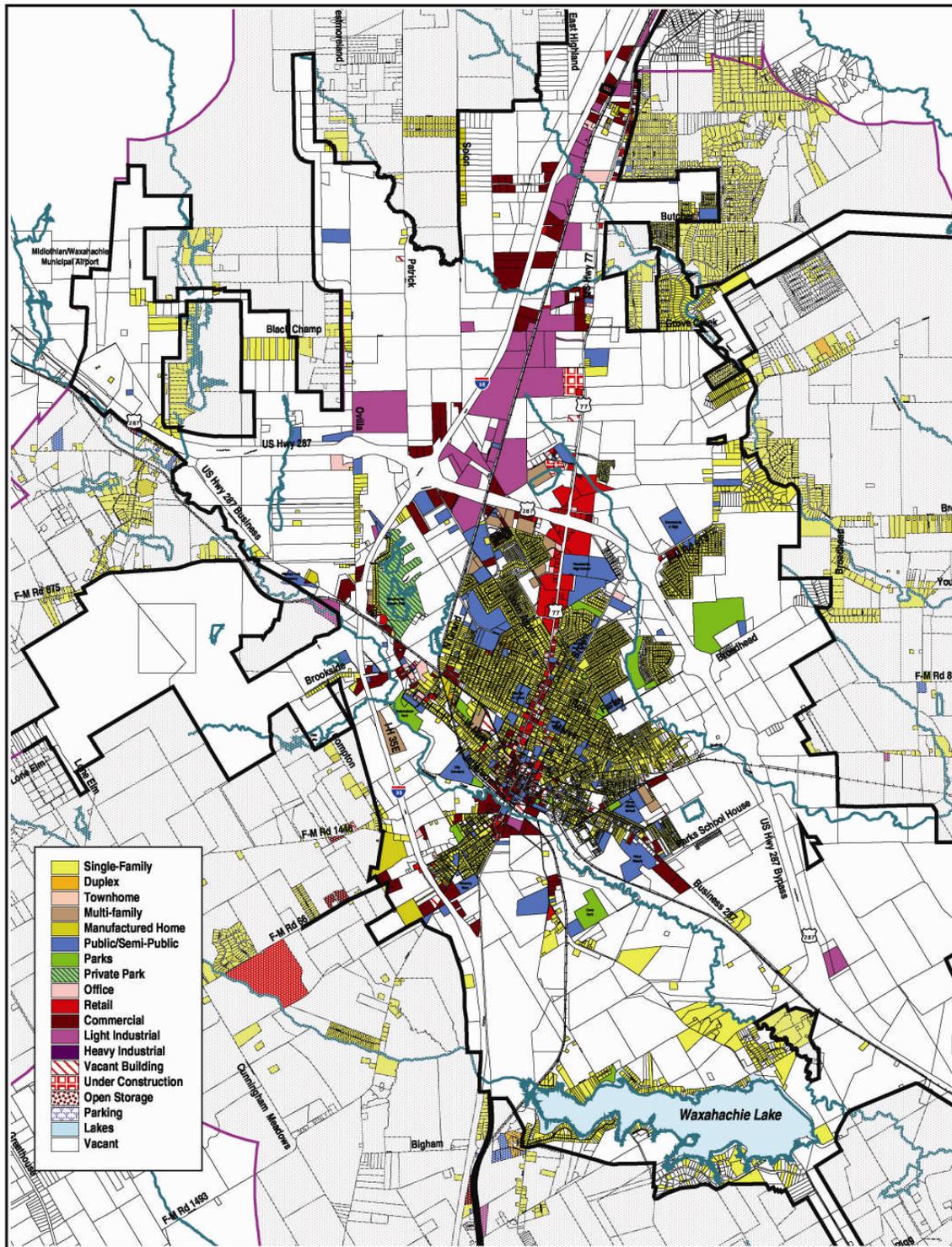
A single dwelling unit that is detached from any other dwelling unit, is built on-site, and is designed to be occupied by only one family. Single-family homes are the most prevalent housing type and land use type.



Example – Single-Family Land Use in Waxahachie

Duplex

A structure with two attached dwelling units that is designed to be occupied by two families (one in each unit). Duplex units are also commonly referred to as two-family units.



- Single-Family
- Duplex
- Townhome
- Multi-family
- Manufactured Home
- Public/Semi-Public
- Parks
- Private Park
- Office
- Retail
- Commercial
- Light Industrial
- Heavy Industrial
- Vacant Building
- Under Construction
- Open Storage
- Parking
- Lakes
- Vacant

Plate 1-3



Existing Land Use



3000 0 3000 6000 Feet

Dunkin Seiko & Associates, Inc.
 Urban Planning Consultants - Dallas, Texas
 Date: October 2007





2007 Comprehensive Plan

Multiple-Family

A structure with numerous attached dwelling units that is 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.



Example – Multiple-Family Land Use in Waxahachie

Manufactured Home

A single-family dwelling unit that is manufactured in a factory, rather than on-site. These homes are usually transportable (i.e., are not on permanent foundations). Manufactured homes are also commonly referred to as mobile homes.¹⁻⁴



Example – Public/Semi-Public Land Use in Waxahachie

Public/Semi-Public

Schools, churches, cemeteries and public buildings that are generally accessible to the public.

Parks & Private Park

Public or private park, open space, and/or recreation areas that are outside.

Office

Any and all types of professional and administration offices, examples of which include doctors, lawyers, dentists, real estate, architects, accountants, and secretarial services.



Example – Office Land Use in Waxahachie

Retail

Business establishments that primarily sell commodities or goods to consumers. Examples of such establishments include restaurants, grocery stores, beauty salons, and shopping centers.



Example – A Retail Land Use In Waxahachie

¹⁻⁴ The term *mobile home* actually refers to units of this type that were manufactured prior to June 15th, 1976.

Commercial

Business establishments that primarily provide a service to consumers. Examples of such establishments include automobile service stations, automobile sales lots, self-storage businesses, and welding shops.

Industrial

Business establishments that are engaged in the processing, storage, assembly, and/or repairing of materials.

Vacant/Agricultural & Lake

Land that either has no readily visible or apparent use, or land that is used for growing crops or grazing of animals. This category also includes Lake Waxahachie.

Rights-of-Way

Land that is dedicated to public use for streets, alleys, and rail lines.

Land Use Composition

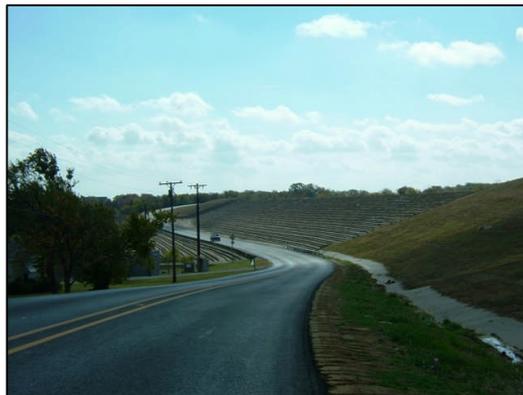
Plate 1-3 (on page 1.26) shows a graphic representation of Waxahachie’s existing land use pattern as of November 2005. Table 1-11 on the following page shows the calculations of the various types of land use in terms of acreage and percentages for 2005. Also shown are the land use calculations and percentages for the land use patterns that existed when comprehensive plans were completed in 1983 and 1995.



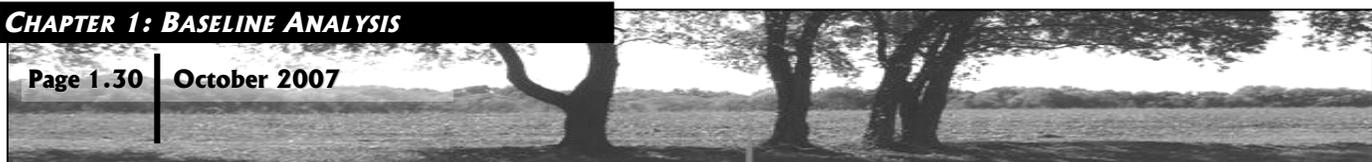
Example – A Commercial Land Use



Lake Waxahachie



Example – Right-of-Way Land Use in Waxahachie





2007 Comprehensive Plan

Table 1-11: Existing Land Use Within Waxahachie

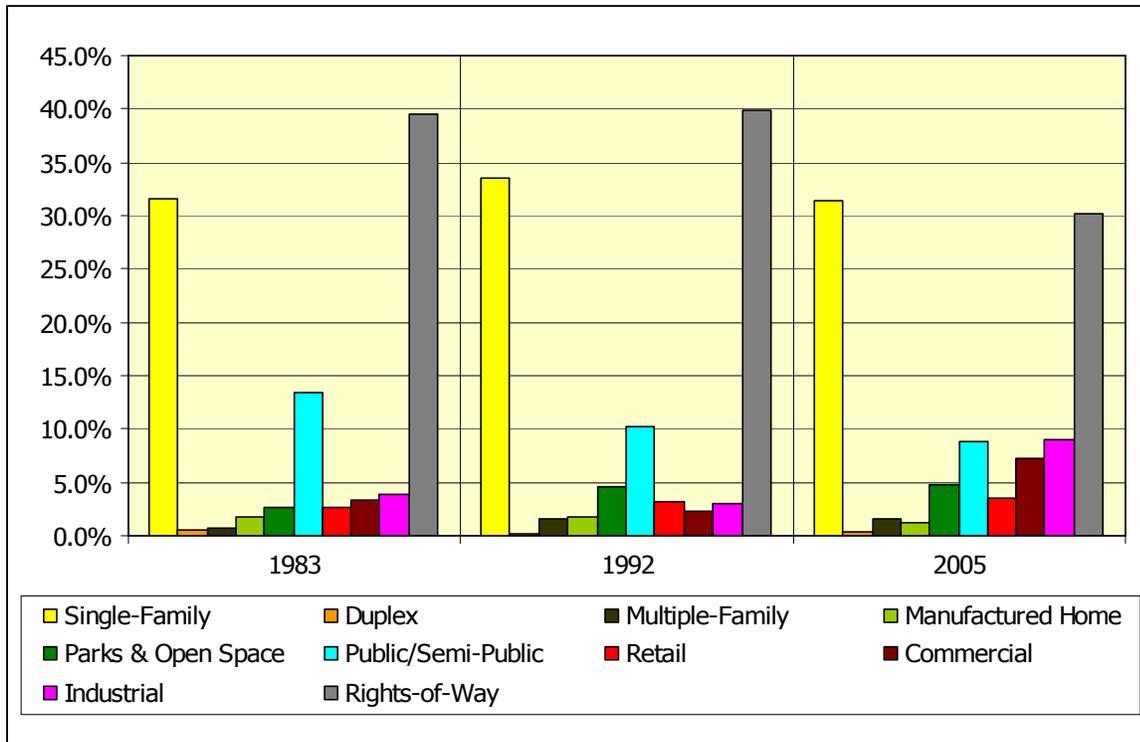
Land Use Category	1983		1995		2005	
	Acres	Percent of Developed	Acres	Percent of Developed	Acres	Percent of Developed
Single-Family	1,306.5	31.5%	1,833.3	33.5%	2,809.9	31.5%
Two-Family	20.8	0.5%	7.4	0.1%	35.3	0.4%
Multiple-Family	32.6	0.8%	84.2	1.5%	141.6	1.6%
Manufactured Home	70.2	1.7%	97.6	1.8%	114.8	1.3%
Parks and Open Space	106.7	2.6%	249.1	4.6%	418.2	4.7%
Public/Semi-Public	552.9	13.3%	558.6	10.2%	795.0	8.9%
Office	112.7	2.7%	173.8	3.2%	145.2	1.6%
Retail					310.0	3.5%
Commercial	136.1	3.3%	124.1	2.3%	652.2	7.3%
Light Industrial	136.6	3.3%	94.5	1.7%	808.9	9.1%
Heavy Industrial	27.7	0.7%	69.4	1.3%		
Rights-of-Way	1,641.0	39.6%	2,176.9	39.8%	2,700.0	30.2%
<i>Total Developed Acreage</i>	<i>4,143.8</i>	<i>100.0%</i>	<i>5,468.9</i>	<i>100.0%</i>	<i>8,931.1</i>	<i>100.0%</i>
Vacant/Agricultural	9,236.1	69% of the Total Acreage	16,211.1	75% of the Total Acreage	22,273.9	71% of the Total Acreage
<i>Total Acreage</i>	<i>13,380.0</i>		<i>21,680.0</i>		<i>31,205.0</i>	

2005 Parks and Open Space category includes Private Park areas, such as golf courses, shown in Plate 1-3.
 Rights-of-way have been approximated.
 Vacant/Agricultural land use category includes Lake Waxahachie.

Figure 1-15 on the following page shows the percentages of each land use type that existed in 1983 and 1995, when comprehensive planning documents were undertaken, and compares them with what exists today, in 2005. One important fact that can be seen from Figure 1-15 is that the percentages of non-residential land uses – 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.



Figure 1-15: Comparison of Percentages of Developed Acreage – 1983, 1995, & 2005



NOTE: The *Office* land use category is not shown due to the fact that in 1983 and 1995, *Office* uses were combined with *Retail* uses. For the purposes of this *Baseline Analysis*, it is assumed that the combined amounts reflected for 1983 and 1995 were primarily *Retail*.

The percentage of *Parks & Open Space* land use has also increased. Public land uses have decreased as other land use types have become increasingly developed. Other land uses have generally been consistent, with only slight variations.

Land Use Analysis

Developed Acreage Within Waxahachie

Figure 1-16 on the following page shows the percentage of developed acreage for each land use category as it exists today (as of November 2005). As the figure shows, approximately two-thirds of the developed land within the City is consumed either by single-family land uses or rights-of-way. In fact, of all the types of land use within Waxahachie, *Single-Family* land use accounts for the highest amount of

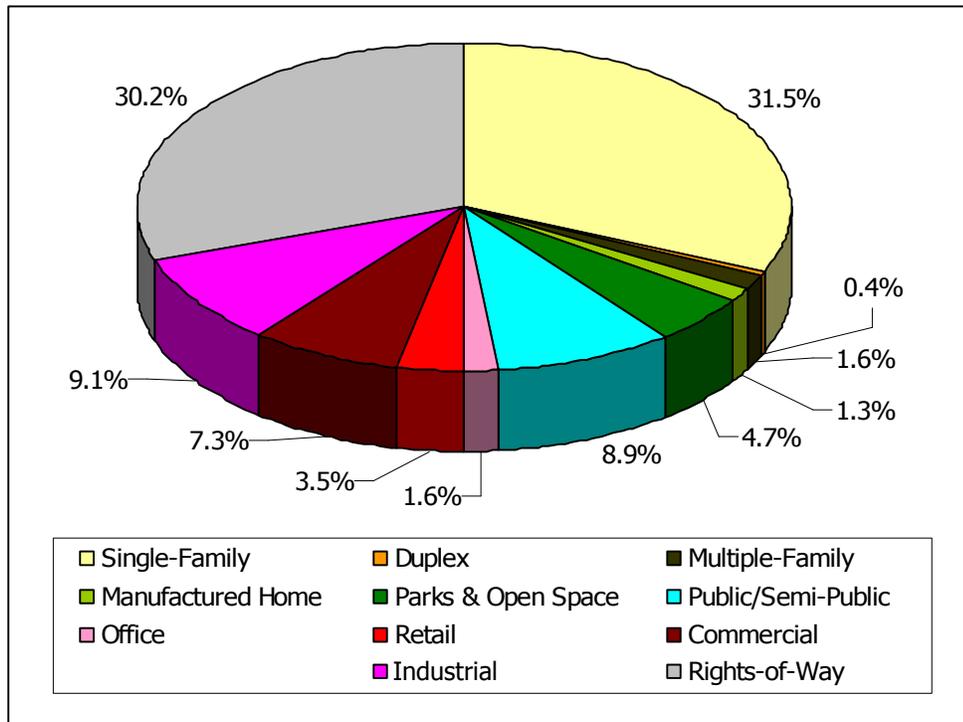




2007 Comprehensive Plan

developed acreage at over 2,800 acres (refer to *Table 1-11* on page 1.31), or 31.5 percent. *Rights-of-Way* account for the second-highest amount of developed acreage in the City, at approximately 2,100 acres, or 30 percent, of the developed acreage in Waxahachie. No other land use type is developed at an amount close to either of these.

Figure 1-16: Percentage of Developed Acreage By Land Use Category – 2005



Parks and Open Space uses and *Public/Semi-Public Uses* are comparatively low, at 418 acres (4.7 percent) and 795 acres (8.9 percent), respectively. Non-residential uses, however, when added together account for a relatively large percentage of the developed acreage within the City – the total percentage of *Office, Retail, Commercial* and *Industrial* uses account for just over 21 percent. Of that percentage, the highest amount is attributed to *Industrial* uses, which consume approximately 808 acres and nine percent of the City’s developed acreage.

Vacant Acreage Within Waxahachie

Approximately 71 percent of the total acreage within Waxahachie is classified as *Vacant/Agricultural* (this is considered undeveloped land). This percentage amounts to over 22,000 acres that have the potential to be developed in the future. The importance of the calculation of undeveloped land lies in the fact that it is this land that will allow the City to grow in population in the coming years. It is also the area where



decisions will have to be made regarding service provision and roadway construction, because although this land is not currently developed, it is likely to be at some time in the future.

Most communities do not develop such that 100 percent of the land is utilized. Generally, approximately 10 percent remains vacant. However, even given this fact, the existing percentage of *Vacant/Agricultural* acreage of 71 percent within Waxahachie provides ample acreage to accommodate future population growth within the City limits. This will be discussed further in the *Future Land Use Plan* (Chapter 5) of this *2007 Comprehensive Plan* as part of Waxahachie’s future population growth and ultimate population capacity analysis.

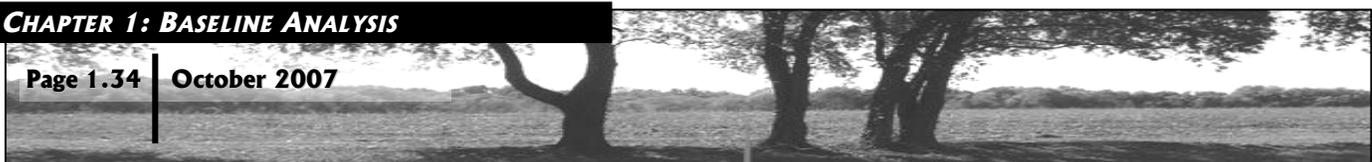
Current Land Use Densities Within Waxahachie

Another method of analyzing land use is by examining current land use densities – that is, establishing how much land is being consumed for each type of land use by the current population. *Table 1-12* contains this information with ratios of the *Number of Acres per 100 People* calculated for each land use type. The 2005 NCTCOG population number for Waxahachie of 25,150 people (see *Table 1-1*) was used for these calculations.

Table 1-12: Number of Acres per 100 People for 2005

<i>Land Use Category</i>	<i>Acres per 100 Persons (25,150 People)</i>
Single-Family	11.17
Two-Family	0.14
Multiple-Family	0.56
Manufactured Home	0.46
Parks and Open Space	1.66
Public/Semi-Public	3.16
Office	0.58
Retail	1.23
Commercial	2.59
Light Industrial	3.22
Heavy Industrial	0.00
Rights-of-Way	10.74
Total Developed Acreage	35.51
Vacant/Agricultural	88.56
Total Acreage	124.08

NOTE: NCTCOG population estimate for Waxahachie of 25,150 people as of 1/1/05 has been used for these calculations.





2007 Comprehensive Plan

The density of single-family residential land use is 11.17 acres per 100 persons. This indicates a relatively low density development pattern for *Single-Family* uses. As can be seen on *Plate 1-3*, the higher density single-family development can be found within the older, central area of the City – this is a common characteristic of historical cities like Waxahachie. Much less dense, however, are the outer areas of the City, which likely contributes in large part to the low density shown in *Table 1-12*.

Another type of land use that is important to note in relation to population is the amount of land that is categorized as *Parks and Open Space*. There are approximately 1.66 acres of parks and open space for every 100 people in the City. The National Recreation and Park Association (NRPA) recommends between 1.5 and 1.7 acres per 100 persons. Waxahachie’s ratio is in the middle of that range, suggesting that the City has done a commendable job in meeting the park and recreation needs of its citizenry.

Also important is the ratio of *Retail* uses to the population. An average ratio is 0.5 retail acres per 100 persons. Less than 0.4 generally indicates that citizens are going elsewhere for goods and services, and greater than 0.6 usually indicates that citizens from elsewhere are coming into the community from elsewhere to buy goods and services (i.e., the community has a regional draw). Waxahachie’s ratio is 1.23 acres per 100 persons. This is a high ratio and indicates that the City is meeting the retail needs of a much larger area than just the City itself. The presence of U. S. Highway 287 and Interstate Highway 35 has likely made Waxahachie an easily accessible location for people to come to shop, eat, etc.

Table 1-13: Retail Acres Per 100 Persons in 1983, 1995, & 2005 – City of Waxahachie

Year	1983	1995	2005
Population	14,642	18,168	25,150
Retail Acres	112.7	173.8	310.0
Retail Acres Per 100 Persons	0.77	0.96	1.23

Note: Retail acreage in 1971, 1983 and 1995 includes office.

Table 1-13 above shows the progression of retail acreage per 100 persons since 1983. This table indicates a positive trend for the City – Waxahachie has been capturing an increasing amount of retail in relation to its population. In 1983, the City was already above the average ratio of 0.5 acres per 100 persons. This ratio has been consistently increasing, especially between 1995 and 2005. There are many new retail developments along U.S. Highway 77 and U. S. Highway 287, including home improvement centers and several fast food restaurants. These new retail uses are contributing to the increased ratio that is shown in *Table 1-13*, and to the increase in gross sales within Waxahachie, which is shown in *Table 1-14* and *Figure 1-17* (both on the following page).

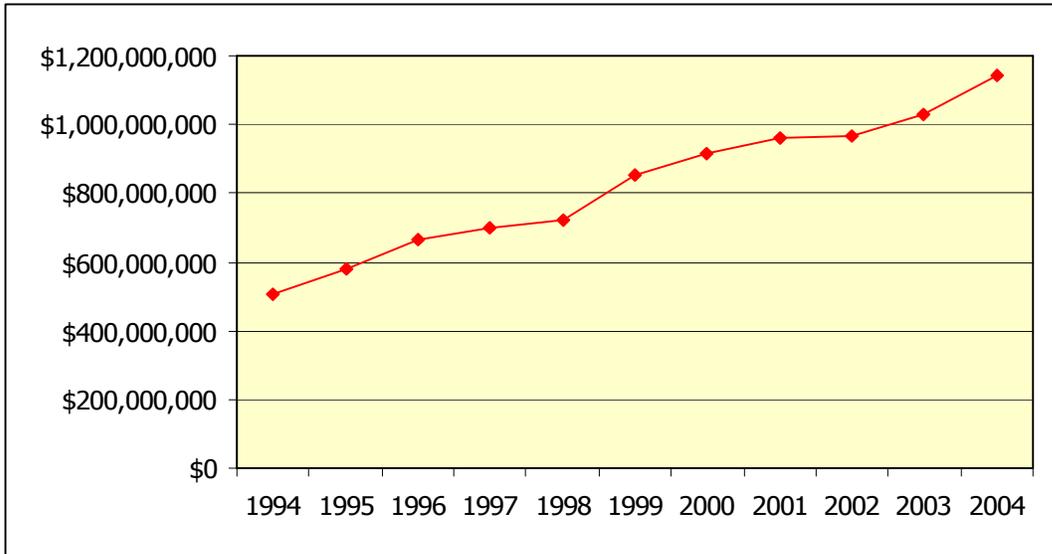


Table 1-14: Gross Sales, 1994-2004 – City of Waxahachie

Year	Sales Tax Revenue	Percentage Increase
1994	\$506,896,578	
1995	\$577,820,508	14.0%
1996	\$668,161,207	15.6%
1997	\$698,726,148	4.6%
1998	\$724,150,896	3.6%
1999	\$852,246,123	17.7%
2000	\$913,699,055	7.2%
2001	\$963,709,100	5.5%
2002	\$965,217,443	0.2%
2003	\$1,031,746,586	6.9%
2004	\$1,141,019,892	10.6%

Source: Quarterly Sales Tax Report for Waxahachie, Texas State Comptroller Website.

Figure 1-17: Gross Sales, 1994-2004 – City of Waxahachie





Summary of Land Use Characteristics

This concludes the discussion of Waxahachie's existing land use information. Key findings include:

- ❖ The percentages of non-residential land uses – retail, commercial, and industrial – have increased over the years. This indicates that Waxahachie is increasing its tax base, which is a positive fact for the City's economic outlook.
- ❖ The percentage of *Parks & Open Space* land use has also increased over the years, while public land uses have decreased as other land use types have become increasingly developed.
- ❖ Approximately two-thirds of the developed land within the City is consumed either by single-family land uses or rights-of-way.
- ❖ Of all the types of land use within Waxahachie, *Single-Family* land use accounts for the highest amount of developed acreage at over 2,800 acres and approximately 31.5 percent.
- ❖ The total percentage of non-residential land uses – *Office, Retail, Commercial* and *Industrial* – account for just over 21 percent of the developed acreage within the City. Of that percentage, the highest amount is attributed to *Industrial* uses.
- ❖ Waxahachie's ratio of retail-acres-to-population is 1.23 acres per 100 persons. This is a high ratio and indicates that the City is meeting the retail needs of a much larger area than just the City itself.