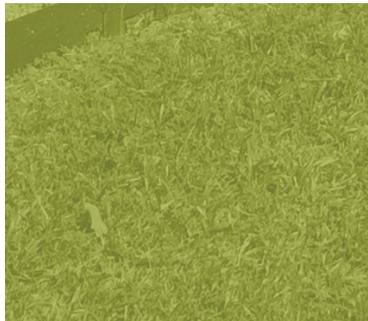




Waxahachie

2016 Comprehensive Plan Addendum



Acknowledgements

The City Council, Planning and Zoning Commission, and City Staff provided knowledge, assistance, and insight throughout the process of developing this plan. The contributions of the following people helped to make this planning process and document possible:

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Executive Summary

A city's comprehensive plan is a long-range planning tool for City staff, decision-makers, stakeholders, and citizens to direct the growth and physical development of a community for the next 10 to 20 years. City leaders initiated the update of the 2007 Comprehensive Plan in order to better guide Waxahachie to achieve its shared community vision for the future. This vision, which was established in the 2007 plan, has continued to guide the plan's recommendations and will continue to shape the future of Waxahachie through the review of future development proposals, attracting new businesses, allocating capital improvement funding, improving the aesthetics along the major corridors, and many other applications.

The 2016 Comprehensive Plan Addendum consists of seven parts: community snapshot, vision and goals, future land use, transportation plan, design strategies for transportation corridors, growth strategies, and implementation plan.

How will the plan be used?

The plan outlines goals, policies, and actions for the future development of the City. This plan has been created given the best information known of its authors at a given point in time. As such, these plan recommendations should be considered not in a vacuum or as absolutes, but as a plan for serving the future growth of the community. The conditions that exist in the future will further influence the appropriateness of the actions. The plan is a guiding document that is intended to be revisited annually and updated at least once every five years. The plan will be used by the Planning & Zoning Commission and the City Council as a guide for daily decision-making.

2016 Addendum to the 2007 Comprehensive Plan

The 2016 Addendum is designed to replace several chapters from the 2007 Plan and to add new chapters. Furthermore, several existing chapters in the 2007 Plan were not updated and should be considered active for planning purpose and should continue to serve as a guide for future development. For example, the 2016 Addendum does not include a Downtown Strategies Plan, which was included as Chapter 6 in the 2007 Plan. Therefore, the Downtown Strategies Plan is still an active and relevant planning document to be used in the community.

On the following page is a chart detailing how the chapters of the 2016 Addendum and the 2007 Plan should be used. The chart shows which chapters from the 2007 Plan have been updated by the 2016 Addendum or remain active without any updates from the 2007 version. The chart also identifies new developed during the 2016 Addendum.

Status Chart for All Comprehensive Plan Chapters

Chart Purpose: This chart lists all chapters of the 2007 Comprehensive Plan and the 2016 Comprehensive Plan Addendum. The 2016 Addendum is intended to update the City’s comprehensive planning efforts in specific topics/chapters. The 2007 Plan has been a successful document and not all chapters needed to be updated. This chart details which chapters have been updated, remain active (with no changes or updates), or that have been added to the City’s comprehensive planning efforts. It is intended that both the 2016 Addendum and the 2007 Plan be used concurrently. In cases where there are conflicts between the two documents, the 2016 Addendum should be interpreted to be the most recent policy guidance.

Chapters: 2007 Comp Plan	Chapters: 2016 Addendum	Status (2007 v. 2016)
Chapter 1: Baseline	Chapter 1: Community Snapshot	Updated – The 2016 Addendum contains the most current information.
Chapter 2: Goals and Objectives	Chapter 2: Vision and Goals	Updated – The 2016 Addendum contains the most current information; however, 2007 goals for chapters not addressed by the 2016 Addendum remain active.
Chapter 3: Neighborhood Livability & Image Enhancement Plan		Remains Active – The 2016 Addendum did not update this chapter and this chapter remains active.
Chapter 4: Transportation Plan	Chapter 4: Transportation	Updated – The 2016 Addendum contains the most current information.
Chapter 5: Future Land Use Plan	Chapter 3: Future Land Use Plan	Updated – The 2016 Addendum contains the most current information.
Chapter 6: Downtown Strategies		Remains Active – The 2016 Addendum did not update this chapter and this chapter remains active.
Chapter 7: Housing Strategies Plan		Remains Active – The 2016 Addendum did not update this chapter and this chapter remains active.
Chapter 8: Community Facilities Plan		Remains Active – The 2016 Addendum did not update this chapter and this chapter remains active.
Chapter 9: Parks, Recreation & Open Space Master Plan Summary		Remains Active – The 2016 Addendum did not update this chapter and this chapter remains active.
Chapter 10: Implementation Strategies	Chapter 7: Implementation Plan	Updated – The 2016 Addendum contains the most current information; however, 2007 action items for chapters not addressed by the 2016 Addendum remain active.
	Chapter 5: Design Strategies for Transportation Corridors	New Chapter – The 2016 Addendum added this chapter and topic to the City’s comprehensive planning efforts.
	Chapter 6: Growth Strategies	New Chapter – The 2016 Addendum added this chapter and topic to the City’s comprehensive planning efforts.

Background Information

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 approximately 30 miles south of Dallas, and is easily accessible due to its convenient corridors. The Community Snapshot section, located in Chapter 1, provides a detailed overview of existing demographic and land use characteristics of Waxahachie. The following is a brief summary of the information provided within the Community Snapshot chapter.

Demographics

The population of Waxahachie has experienced significant, yet stable growth since 1910. According to the population estimates that were conducted by the City in May 2016, the population of Waxahachie currently stands at 33,803 persons. Waxahachie and the surrounding area have been growing annually at rates between 1.5 to 7 percent. Notably, several cities have grown through annexation, but Waxahachie has primarily grown by development within its existing boundaries. The City has experienced a 2.32% compound annual growth rate between 1980 and 2015. The community's demographics indicate the presence of a large prime labor force (between the ages of 25 and 44 years of age) and of a young population (0 to 14 years of age) (*US Census Bureau*). As seen in the Educational Attainment portion of the snapshot, 85.5 percent of Waxahachie's population have graduated high school, with 21.5 of that population receiving a bachelor's degree or higher. Consistent with the City's educational attainment, the population has a tendency toward mid-range incomes (\$50,000 to \$149,999) with the median household income in 2008-2012 being \$55,031, which are both higher than the State of Texas (*US Census Bureau*).

May 2016
Population Estimate:
33,803

Land Use

As the population has grown, the amount of developed land has increased accordingly. The largest percentage of developed land use is single family residential, comprising 67.8 percent of the total developed acreage in the planning area (which refers to the city limits and the extraterritorial jurisdiction combined). About 78 percent of the land in Waxahachie's planning area is currently vacant, excluding the land use for utility easements and right-of-ways. Although the City does not need to worry about constraints to development within the near future since there is an abundant amount of vacant and undeveloped land, the City should plan these areas carefully to achieve the community's vision acknowledging the City's resources as it approaches build-out.

Community Visioning Process and Vision Statement



The visioning process started with the creation of the Comprehensive Plan Advisory Committee (CPAC), which consisted of the City Council and Planning & Zoning Commission members. At the first meeting, a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis was used to begin the process of identifying issues affecting the community. The second meeting consisted of the CPAC giving their input as to what needed to be kept, updated, and removed from the 2007 Comprehensive Plan. From the input received from the CPAC meetings, FNI planners were able to develop seven big ideas that should be considered throughout the updating process.

The vision statement did not change since it still holds true to the community's vision for Waxahachie.

Vision Statement:

Waxahachie is a City that embraces its heritage while looking toward to the future; a City that:

- Engages in balanced and responsible urban design, planning, and development;
- Accommodates and encourages change in a manner that builds upon local history while improving quality of life;
- Preserves and enhances the City's unique historical, cultural, and natural resources;
- Supports a vibrant and diversified economic climate that provides employment, retains existing businesses, and attracts new businesses; and
- Provides safe, dynamic, and sustainable neighborhoods for people of all ages.

Goals and Objectives

The following lists the updated goals and objectives from the 2007 Comprehensive Plan as well as the newly created items that were developed with public input and CPAC discussions in mind. Goals are broad ideas, and objectives are steps to achieve those goals. The goals and objectives relate to various elements of the Comprehensive Plan. Each goal has associated objectives, which are used to develop specific action items recommended to accomplish the objectives.

Future Land Use

Goal 1 | *Encourage the most desirable, efficient use of land while maintaining and enhancing local aesthetics.*

Goal 2 | *Encourage a balance of land uses to serve the needs of citizens and to ensure a diverse economic base.*

Goal 3 | *Ensure that land use recommendations for development and redevelopment respect critical physical features and support innovative development.*

Transportation Plan

Goal 4 | *Ensure that the City's transportation system is cost-effective and adequate to meet the needs of the current and projected population.*

Goal 5 | *Plan for transportation needs according to the type of development that is anticipated to be developed in the future.*

Goal 6 | *Identify how alternative modes of transportation can be incorporated in Waxahachie.*

Goal 7 | *Work with adjacent cities and county and state governmental entities on efforts to maintain and/or expand the transportation system.*

Design Strategies for Transportation Corridors

Goal 8 | *Promote community identity through landscaping.*

Goal 9 | *Establish gateways and entryways into the City and into various areas or neighborhoods to promote community-wide and neighborhood identity.*

Goal 10 | *Transportation corridors should provide for bicycle and pedestrian accommodations to make the corridors appealing for people that are biking or walking.*

Goal 11 | *Transportation corridors should be designed to enhance surrounding neighborhoods through connectivity and compatibility.*

Growth Strategies

Goal 12 | *Promote growth of the community where infrastructure exists.*

Goal 13 | *Prioritize growth to occur where the City will recover its investment the quickest when expanding infrastructure*

Goal 14 | *Prioritize roadway planning and construction in areas where growth is desirable.*

Goal 15 | *Identify areas for strategic annexations to occur.*

Goal 16 | *Establish ETJ boundary agreements with surrounding cities.*

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