

A G E N D A

A regular meeting of the Mayor and City Council of the City of Waxahachie, Texas to be held in the Council Chamber at City Hall, 401 S. Rogers, Waxahachie, Texas, on ***Monday, March 6, 2023 at 7:00 p.m.***

Council Members: David Hill, Mayor, Council Member Place 1
Chris Wright, Mayor Pro Tem, Council Member Place 3
Patrick Souter, Council Member Place 2
Billie Wallace, Council Member Place 4
Travis Smith, Council Member Place 5

1. Call to Order
2. Invocation
3. Pledge of Allegiance and Texas Pledge of Allegiance
4. ***Public Comments:*** Persons may address the City Council on any issues. This is the appropriate time for citizens to address the Council on any concern whether on this agenda or not. In accordance with the State of Texas Open Meetings Act, the Council may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code. ***Speakers must observe the five (5) minute time limit.***
5. ***Consent Agenda***

All matters listed under Item 5, Consent Agenda, are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. Approval of the Consent Agenda authorizes the Mayor/City Manager to execute all matters necessary to implement each item. Any item may be removed from the Consent Agenda for separate discussion and consideration by any member of the City Council.

- a. Minutes of the City Council meeting of February 20, 2023
- b. Minutes of the City Council work session of February 24, 2023
- c. Event application for Good Friday Service to be held April 7, 2023 at Railyard Park
- d. Event application for Junk in the Trunk events to be held April 15, 2023, September 16, 2023, and November 11, 2023
- e. Event application for Springtime Sprint 5k to be held April 15, 2023
- f. Event application for National Day of Prayer to be held May 4, 2023 at Railyard Park
- g. Event application for Elevate Graduation to be held May 18, 2023 at Railyard Park
- h. Event application for Junk in the Trunk event to be held June 3, 2023
- i. Authorize the City Manager to execute on behalf of the City settlement documentation relative to the State of Texas' and other governmental entities' litigation against Allergan, CVS, Walmart and Walgreens for the marketing, sale and dispensing of opioids, and to take all actions incident and related thereto
- j. Consumer Price Index adjustment to the Garbage and Trash Collection effective April 1, 2023
- k. Receive Waxahachie Police Department Racial Profiling Report for 2022

1. Request for street and parking closures for Bass Reeves filming project
6. **Introduce** Honorary Councilmember
7. **Hear** presentation and update from superintendent Dr. Jerry Hollingsworth regarding Waxahachie Independent School District
8. **Public Hearing** on a request by the City of Waxahachie to adopt the Waxahachie Comprehensive Plan, including but not limited to the Future Land Use Plan, and Thoroughfare Plan
9. **Consider** proposed Ordinance approving the Waxahachie Comprehensive Plan
10. **Public Hearing** on a request by Royce Barrington, N3 Commercial Real Estate, for a Specific Use Permit (SUP) for an Automotive Care Center use within the General Retail District (GR) a zoning district located at approximately 875 feet south of Butcher Road on the east side of US Highway 77 (Property ID 189379) - Owner: VAQUERO HIGHWAY 77 WAXAHACHIE PARTNERS, LP (ZDC-157-2022)
11. **Consider** proposed Ordinance approving ZDC-157-2022
12. **Consider** Development Agreement for ZDC-157-2022
13. **Public Hearing** on a request by Corey Vaughan, QT South, LLC, for a Specific Use Permit (SUP) for a Convenience Store with Gasoline Sales use (QuikTrip) within a General Retail zoning district located at 1342 Brown Street (Property ID: 295114 & 295115) – Owner: BUFFALO CREEK PLAZA LLC (ZDC-175-2022)
14. **Consider** proposed Ordinance approving ZDC-175-2022
15. **Consider** Development Agreement for ZDC-175-2022
16. **Consider** approval to purchase furniture and finish-out items for the Charles Beatty Municipal Services Building Project and associated supplemental appropriation
17. **Consider** supplemental appropriation for City Hall Renovation Project
18. **Consider** approval of a construction contract for Waxahachie Creek Stabilization Project at S. Rogers Street Bridge
19. **Consider** appointments to the Keep Waxahachie Beautiful Committee, Impact Fee Capital Improvements Advisory Committee, and Tax Increment Reinvestment Zone No. 1
20. Comments by Mayor, City Council, City Attorney and City Manager
21. Adjourn

The City Council reserves the right to go into Executive Session on any posted item. This meeting location is wheelchair-accessible. Parking for mobility-impaired persons is available. Any request for sign interpretive services must be made forty-eight hours ahead of the meeting. To make arrangements, call the City Secretary at 469-309-4006 or (TDD) 1-800-RELAY TX

A regular meeting of the Mayor and City Council of the City of Waxahachie, Texas was held in the Council Chamber at City Hall, 401 S. Rogers, Waxahachie, Texas, on Monday, February 20, 2023 at 7:00 p.m.

Council Members Present: David Hill, Mayor, Council Member Place 1
Chris Wright, Mayor Pro Tem, Council Member Place 3
Patrick Souter, Council Member Place 2
Billie Wallace, Council Member Place 4
Travis Smith, Council Member Place 5

Others Present: Michael Scott, City Manager
Albert Lawrence, Deputy City Manager
Robert Brown, City Attorney
Amber Villarreal, City Secretary

1. Call to Order

Mayor David Hill called the meeting to order.

2. Invocation

3. Pledge of Allegiance and Texas Pledge of Allegiance

Pastor David Brown, Avenue Church, gave the invocation. Council Member Patrick Souter led the Pledge of Allegiance and the Texas Pledge of Allegiance.

4. Public Comments

Donald Jones, 2629 Sagebrush Dr., Glenn Heights, Texas, spoke in support of renaming Highway 287, between Midlothian and Ennis, as "Bessie Coleman Memorial Highway" as initially requested by Dr. Jamal Rasheed. He requested City Council postpone their vote to allow them to further research the contributions and impact of Bessie Coleman.

Cynthia Herrera, President of the Ellis County Hispanic Organization, thanked City Council for the support of their annual Cinco de Mayo event and noted the organization is proud to host the event downtown. Ms. Herrera introduced the Board: Vice President and Music Director Joe Villarreal, Secretary Yvette Mendoza, Treasurer Yvette Gallegos, Vendor Coordinator Nora Torres, and Music Liaison Richard Rodriguez.

5. Consent Agenda

- a. Minutes of the City Council meeting of February 6, 2023
- b. Event application for Funday Run Day Tot Trot to be held March 2, 2023
- c. Event application for City-Wide Easter Egg Hunt on April 8, 2023
- d. Event application for Rainbow Room Fun Run at Railyard Park to be held April 15, 2023
- e. Event application for Hachie 50 event to be held April 21-22, 2023
- f. Event application for Cinco de Mayo Festival to be held May 6, 2023

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- g. Event application for C10s in the Park to be held September 16, 2023 at Getzendaner Park
- h. Event application for C10s in the Park Party on the Square to be held September 16, 2023
- i. Event application for Wheels of Fire Bike Ride to be held June 24, 2023
- j. Adoption of the Downtown Building Improvement Grant Program and authorize funding from the Tax Increment Reinvestment Zone No. 1 fund
- k. Authorize funding from the Tax Increment Reinvestment Zone No. 1 fund for Walk of Fame Stars fabrication and installation
- l. Authorize funding from the Tax Increment Reinvestment Zone No. 1 fund for Downtown Rehabilitation Projects
- m. Authorize supplemental appropriation for the emergency repair of the Brookside Road bridge erosion in the amount of \$63,618

Action:

Council Member Billie Wallace moved to approve all items on the Consent Agenda as presented and authorize the City Manager and/or Mayor to execute all documents as necessary. Council Member Travis Smith seconded, All Ayes.

6. Introduce Honorary Council Member

Council Member Travis Smith presented Jacob Ervin with a Certificate of Appreciation for serving as the February 2023 Honorary Council Member. Mr. Ervin is the son of Greg and Paula and brother to Caleb and Joshua. Jacob is a sophomore at Waxahachie High who burst onto the scene at defensive tackle for the Indian football team. He recorded 40 tackles, 8 tackles-for-loss, 1 interception and blocked 3 kicks. He was named to the District 11-6A second team for his efforts, which is quite the feat considering there were over a dozen defensive seniors who signed Division-I letters of intent on National Signing Day, not including the dozen or so Division-I offensive linemen he competed against on every down. Off the field, Jacob is described as a servant leader throughout the community who opens car doors at local elementary schools and is a bell ringer for the Salvation Army. Jacob carries a 3.6 GPA and is a member of The Potter's House. Waxahachie's head football coach Shane Tolleson was quick to label Jacob as a leader on and off the field and applauded him for always being one of the first to step up to serve teammates, coaches, teachers, fellow students and the community.

7. Present Proclamation recognizing Paul Box's participation in the 2023 World Marathon Challenge

Mayor Hill presented a proclamation commending Paul Box's participation in the 2023 World Marathon Challenge and recognized Paul's family in attendance: parents, Ken and Dietra Box, and his daughters, Kenlee and Annie.

8. Consider proposed Resolution supporting the memorial designation of the FM 878 overpass at Highway 287 as "Bessie Coleman Memorial Bridge," through the Texas Department of Transportation Highway Naming Program; and providing an effective date

RESOLUTION NO. 1336

A RESOLUTION OF THE CITY OF WAXAHACHIE SUPPORTING THE MEMORIAL DESIGNATION OF THE FM 878 OVERPASS AT HIGHWAY 287 AS “BESSIE COLEMAN MEMORIAL BRIDGE,” THROUGH THE TEXAS DEPARTMENT OF TRANSPORTATION HIGHWAY NAMING PROGRAM; AND PROVIDING AN EFFECTIVE DATE.

Action:

Council Member Billie Wallace moved to approve the Resolution supporting the memorial designation of the FM 878 overpass at Highway 287 as “Bessie Coleman Memorial Bridge” and authorize the City Manager and/or Mayor to execute all necessary documents. Council Member Travis Smith seconded, All Ayes.

Council Member Smith stated Bessie Coleman served as a bridge for women and acknowledged the meaningful impact of this location near her childhood home.

Dr. Jamal Rasheed, President of the Ellis County African American Hall of Fame Museum, thanked City Council for their support and Council Member Smith for his words.

9. Receive Fiscal Year 2023 1st Quarter Financial Report

Chad Tustison, Senior Finance Director, reviewed the Fiscal Year 2023 1st quarter financial report noting revenues and expenses are performing as expected and are in line with the General Fund budget. Sales tax collections represent an increase of 7.5% over the prior year. Mr. Tustison reported the City is seeing additional interest income due to the higher interest rates offered by our local government investment pool. He explained building inspections and permits are trending slightly lower than budget. Hotel/Motel occupancy was about 70% for the last 3-4 years, excluding during COVID, and has been at 80% occupancy the last few quarters.

Mr. Tustison announced the audit will be presented to City Council in March and the FY 24 budget process is starting next week.

10. Public Hearing on a request by Henry Quigg, Richmond Group, for a Replat of a portion of Lot 3A, Block 30 of the Bullard’s Revision, to create Lot 3A-R, being 0.324 acres, located at 100 S US Highway 77 (Property ID: 172431) Owner: PEARMAN OIL & LP GAS, INC. (SUB-146-2022)

Jennifer Pruitt, Senior Director of Planning, presented the case noting the applicant is requesting to replat the subject property into one (1) lot for commercial use in order to prepare for future development. The proposed lot meets the minimum required size and dimension standards of the Commercial Zoning District and the applicant has filed a mutual access easement on the southeastern corner of the property to allow for access to the site via a shared driveway on S US Highway 77. Ms. Pruitt noted the applicant is requesting a Petition of Relief Waiver for the right-of-way (ROW) dedication requirement along S Rogers Street and S US Highway 77. Staff received one letter of support and the Planning and Zoning Commission recommended approval by a 5-0 vote. Due to the recent acquisition of Right-of-Way (ROW) from the subject property

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and the TxDOT control of Highway 77 and S Rogers Street, staff is supportive of the variance request for ROW dedication.

Mayor Hill opened the Public Hearing.

There being no others to speak for or against SUB-146-2022, Mayor Hill closed the Public Hearing.

11. Consider approval of SUB-146-2022

Action:

Council Member Billie Wallace moved to approve SUB-146-2022, a replat of the Bullard's Revision, and the associated Petition for Relief Waiver, subject to the conditions in the staff report and authorizing the City Manager and/or Mayor to execute all necessary documents. Council Member Travis Smith seconded, All Ayes.

12. Public Hearing on a request by Chris Snow for a Specific Use Permit (SUP) for an accessory structure +700 sf use within a Single Family Residential-2 zoning district located at 107 University Avenue (Property ID 176369) - Owner: CHRISTOPHER & KAREN SNOW (ZDC-160-2022)

Ms. Pruitt presented the case noting the applicant is requesting a Specific Use Permit for an 864 sq. ft. accessory structure in the rear portion of the single-family residential lot. She explained the applicant was issued two (2) building permits for an enclosed building (288 square feet) and an attached carport (576 square feet) totaling 864 square feet. The applicant has confirmed the structure will not be used as a dwelling of any kind and will not be metered, sold, or leased separately from the existing home. Staff received six (6) letters of support and the Planning and Zoning Commission recommended approval by a 5-0 vote. Staff recommended approval per the following comments:

1. The accessory structure shall not be used as a dwelling.
2. The accessory structure shall not be used for commercial purposes.
3. The accessory structure shall not be leased or sold separately from the primary residence and shall not be separately metered.

Mayor Hill opened the Public Hearing.

There being no others to speak for or against ZDC-160-2022, Mayor Hill closed the Public Hearing.

13. Consider proposed Ordinance approving ZDC-160-2022

ORDINANCE NO. 3360

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO ALLOW AN ACCESSORY STRUCTURE EQUAL TO OR GREATER THAN 700 SQUARE FEET USE WITHIN A SINGLE-FAMILY RESIDENTIAL-2 (SF-2) DISTRICT LOCATED AT 107

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UNIVERSITY DRIVE IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 0.32 ACRES KNOWN AS PROPERTY ID 176369, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE

Action:

Council Member Billie Wallace moved to approve ZDC-160-2022, a Specific Use Permit (SUP) for an accessory structure greater than 700 sf, subject to the conditions in the staff report and authorizing the City Manager and or Mayor to execute all necessary documents. Council Member Patrick Souter seconded, All Ayes.

14. Public Hearing on a request by Steve Homeyer, Homeyer Engineering Inc., for a Specific Use Permit (SUP) for a Drive-Through Car Wash use within a General Retail (GR) zoning district located directly North 500 N US Highway 77 (Property ID: 289738) – Owner: RS WAXAHACHIE LLC (ZDC-173-2022)

Ms. Pruitt presented the case noting the applicant is proposing to construct a 4,456 sq. ft. express tunnel car wash. The development is proposed to include a 273 square foot office and 13 self-service vacuum bays. An 8' masonry thinwall is proposed along the eastern boundary of the property, as required by the existing zoning for the property (PD-24-GR). The applicant is proposing to access the site via mutual access easements connecting to existing private drives to the north and south; however, these access easements do not currently exist.

Ms. Pruitt explained the applicant has proposed one elevation/façade plan for consideration with this SUP. The primary façade material proposed for the car wash is a painted concrete masonry unit. The façade plan also utilizes tile, glass, and metal panels to a lesser degree.

Ms. Pruitt reported the applicant has requested a variance to deviate from the minimum rear setback requirement of the General Retail (GR) Zoning District. The GR Zoning District requires a minimum rear setback of 25' when adjacent to residential uses. The applicant is proposing to proceed with a minimum rear setback of 15'. The applicant is also seeking a variance to deviate from the minimum side setback requirement of 20' along the northern property line.

Staff recommended denial of ZDC-173-2022 due to the following staff concerns:

- Access: The applicant provided a letter of support from Braum's for a mutual access agreement.
- Proximity to residential uses
- Saturation: It is important to note that the proposed development is located less than half a mile from the existing Waxahachie Express Wash. Staff is concerned that the construction of an additional car wash at this location would lead to an oversaturation of car wash uses in the area.
- Compatibility with the Site: Staff has concern that the scale and intensity of the proposed use is not compatible with the unique conditions of the subject property or the surrounding area. The Clear Water Express Carwash design is proposed to feature interior lighting displays. Staff has concern that this lighting will result in a nuisance for the residences immediately adjacent to the site. The applicant has provided a photometric plan to address

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this concern, but the plan does not account for the internal lighting of the carwash. The subject property's small size paired with a lack of direct access to Highway 77 also raises a specific concern with traffic and vehicular flow on site, given that the applicant expects an average of 450 customers per day. Staff is concerned that the level of noise and light associated with the development will constitute a nuisance for the existing residences immediately adjacent to the site. With these concerns in mind, staff does not believe the proposed development is the highest and best use for the subject property.

Ms. Pruitt stated the Planning and Zoning Commission recommended denial by a 5-0 vote and a supermajority vote from Council is required for approval.

Mayor Hill opened the Public Hearing.

Heather Rimmer, 4336 Marsh Ridge, Carrollton, Texas, explained the interior lighting in the bay can be adjusted, if requested, and they conduct studies to make sure the lighting does not go off the property lines. She noted there is an approved access easement with Braums that doesn't match the site plan, but the developer plans to revise the easement once the zoning case is approved.

Those who spoke in opposition:

Faye Ellison, 1611 Alexander Drive, Waxahachie, Texas
Don Ellison, 1611 Alexander Drive, Waxahachie, Texas

Council Member Smith expressed his strong disapproval of the applicant's proposed use on the site due to traffic safety concerns and the lack of a direct exit to Highway 77. He noted the proposed carwash is not the highest and best use for the property.

There being no others to speak for or against ZDC-173-2022, Mayor Hill closed the Public Hearing.

15. Consider proposed Ordinance approving ZDC-173-2022

Action:

Council Member Billie Wallace moved to deny ZDC-173-2022, the Specific Use Permit request for a Drive-Through Carwash use at Property ID: 289738. Council Member Travis Smith seconded, All Ayes.

16. Consider Development Agreement for ZDC-173-2022

No action taken.

17. Public Hearing on a request by Iris Showalter, Owner of Studio Iris, for a Zoning Change from a General Retail (GR) zoning district to Planned Development – General Retail (PD-GR) zoning district, located at 120 North Highway 77 (Property ID 173425) - Owner: 120 NORTH, LLC (ZDC-177-2022)

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Ms. Pruitt presented the case noting the applicant is requesting a zoning change from General Retail District (GR) to a Planned Development District (PD) with a base zoning of General Retail District (GR) to allow for a tattoo shop. The applicant is not proposing to modify the zoning district regulations, but to simply allow the use since it is currently prohibited in the GR Zoning District.

Ms. Pruitt explained the applicant is the owner of Studio Iris, which is a tattoo shop focused on cosmetic and restorative tattooing. Cosmetic services may include beauty enhancements, such as tattooing eyebrows, lip liner, and other beauty marks. Restorative services are tattooing services that cover scars from an accident or a medical procedure. The operational plan discloses more details on the services provided by this business. The applicant is proposing to operate the tattoo shop in Suite A (approximately 550 square feet) in the multi-tenant building at 120 N. Highway 77 and will have one employee, the applicant, and will generally operate Monday through Friday, 10 am to 6 pm, Saturday, 11 am to 5 pm, and closed on Sunday. Services will be performed by-appointment-only and will not be open for general walk-ins.

Ms. Pruitt explained, in light of the numerous zoning requests the City has received for tattoo shops, staff recommends denial for consistency with past recommendations. Currently, tattoo shops are permitted within the Commercial (C) District, and staff recommends the applicant choose another location where the zoning allows the use.

Ms. Pruitt explained based on the details provided in the Staff Report and the present status of the documents subject to the request, the Planning Department recommended denial of the zoning request. She stated the Planning and Zoning Commission recommended denial by a 4-1 vote and a supermajority vote from Council is required for approval.

Mayor Hill opened the Public Hearing.

Iris Showalter, 120 North Highway 77, Waxahachie, Texas, explained her studio would provide a spa like environment and clients are serviced by appointments only. She reviewed her business plan noting she specializes in subtle beauty enhancements as well as paramedical restorative or cosmetic tattoo work due to cancer, surgery, autoimmune, and other circumstances.

Council Member Smith expressed support for services provided for paramedical restorative tattoos and asked if Ms. Showalter had searched other locations within the Commercial Zoning District where the use is permitted. Ms. Pruitt reported there is 985 acres of land zoned Commercial where the use is permitted and that information has been provided to the applicant. Ms. Showalter explained she has not found a location with Commercial Zoning that would provide visibility for the public to see her business.

Mayor Pro Tem Chris Wright expressed his support for the restorative services, but the use is not permitted in the General Retail Zoning District. He explained City Council will discuss possible amendments to the zoning ordinance at the February 24, 2023 City Council Work Session.

Deputy City Manager Albert Lawrence asked if the applicant would need to restart the zoning change process if City Council elects to modify the requested Planned Development to allow for her proposed tattoo services. City Attorney Robert Brown explained the applicant would not have

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to resubmit her request and staff could include language in the current proposed Planned Development allowing for the use.

The City Council discussed postponing ZDC-177-2022 to a future meeting to allow further discussion of the uses in the zoning ordinance.

Council Members Patrick Souter and Billie Wallace also expressed their support for the restorative services noting they agree with reviewing the zoning ordinance text and uses.

Those who spoke in favor:

Ben Wilson, 120 N. Hwy. 77, Waxahachie, Texas

There being no others to speak for or against ZDC-177-2022, Mayor Hill closed the Public Hearing.

18. Consider proposed Ordinance approving ZDC-177-2022

Action:

Council Member Billie Wallace moved to continue ZDC-177-2022 to the April 3, 2023 City Council meeting. Council Member Travis Smith seconded, All Ayes.

19. Consider proposed Resolution adopting the 2022 Ellis County Multi-jurisdictional Hazard Mitigation Plan

Thomas Griffith, Emergency Management Coordinator, requested approval of a Resolution adopting the 2022 Ellis County Multi-Jurisdictional Hazard Mitigation Plan. He explained the plan is required to receive most federal grants and has to be updated every 5 years. In 2021, the City of Waxahachie along with 14 other cities, started working with Ellis County and the North Texas Council of Governments to complete the plan. The plan identifies the type, location and extent of hazards that effect each jurisdiction, and a mitigation strategy for those hazards. On February 9th we received notice from the County that FEMA had approved the plan pending local adoption. Each city must adopt the plan to receive final approval. This adoption does not constitute a financial obligation on any party of the plan.

RESOLUTION NO. 1337

A RESOLUTION OF THE CITY OF WAXAHACHIE ADOPTING THE 2022 ELLIS COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN

Action:

Council Member Billie Wallace moved to approve the Resolution adopting the 2022 Ellis County Multi-jurisdictional Hazard Mitigation Plan as presented. Mayor Pro Tem Chris Wright seconded, All Ayes.

20. Consider decertifying a portion of the City's Water and Wastewater Certificate of Convenience and Necessity (CCN)

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City Manager Michael Scott requested approval to authorize staff to proceed with the process of decertifying a portion of the City's current water and wastewater Certificate of Convenience and Necessity (CCN) as discussed at the January 25th City Council Work Session. He explained by reducing the footprint of the City's CCN, it enables existing and planned infrastructure facilities to be more adequately serve existing entitled developments. It also further reduces the unknown densities of projects that exist outside the city limits which are not regulated by City zoning regulations. Mr. Scott noted this particular area would decertify the area related to the south of Lake Waxahachie, including the Haven Ranch Development, which consists of approximately 1,100 acres.

Mayor Pro Tem Wright explained areas within the City's water and wastewater CCN are not in the city limits, but can file a request through the State, requiring the City to provide water and sewer services to their development.

RESOLUTION NO. 1338

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, AUTHORIZING CITY STAFF TO SUBMIT AN APPLICATION TO THE TEXAS PUBLIC UTILITY COMMISSION TO AMEND A PORTION OF THE CITY'S CERTIFICATES OF CONVENIENCE AND NECESSITY FOR WATER AND WASTEWATER SERVICE FOR CERTAIN PROPERTY WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION

Action:

Council Member Billie Wallace moved to approve the Resolution and authorize the City Manager to initiate the required process with the Public Utility Commission to decertify the City's water and wastewater CCN for the tracts reference in Exhibit A. Council Member Travis Smith seconded, All Ayes.

21. Consider approval of a Service Contract with Andale Construction, Inc. for High Density Mineral Bond Seal, Pavement Preservation

James Gaertner, Executive Director of Public Works and Engineering, requested approval of a service contract to Andale Construction, Inc. for the application of high-density mineral bond seal for asphalt pavement preservation in the amount of \$141,432.80. He explained the application of this material will protect and extend the life of the pavement by providing a smooth coat to the pavement and protect the asphalt from water infiltration and UV deterioration. He noted there is a five-year warranty on the products used. The following streets are included in this project:

- Hilltop Dr., from Rogers to Hwy 77
- S. College, from Hwy 77 to Hilltop
- Five Points Rd., from Rogers to Hwy 35 service Rd.
- Opal St., from Rogers to Five Points
- Bauder St., from Rogers to Five Points
- Louis St., from Hwy 35 service Rd to Five Points

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- Ruth St., from Louis to Opal
- Neal St., from Louis to Bauder
- West Ave., from Rogers to Dead End
- S. Edgefield, from Hilltop to Sunnyside
- Sunnyside Dr., from S. Edgefield to Five Points
- Meadowview Dr., from Sunnyside to Hilltop
- McKenzie St., from Williams St. to Brown St.

Action:

Council Member Billie Wallace moved to approve a service contract for the application of High-Density Mineral Bond Seal to Andale Construction, Inc. in the amount of \$141,432.80. Council Member Patrick Souter seconded, All Ayes.

22. Comments by Mayor, City Council, City Attorney and City Manager

Laurie Mosley, Director of the Convention and Visitors Bureau, introduced the new Cultural Arts and Programming Manager Danielle Guinn.

Council Member Travis Smith commended staff for their planning and execution of the Mardi Gras event. He noted he is looking forward to the Cinco de Mayo Festival on May 6, 2023.

Council Member Billie Wallace expressed her appreciation for all the work put in to the success of all events in Waxahachie. Ms. Wallace stated she was proud of Honorary Council Member Jacob Ervin.

Mayor Pro Tem Chris Wright thanked Mr. Ervin for his attendance. He explained Bessie Coleman's contributions were meaningful and there may be other opportunities to recognize her. Mr. Wright announced the Police Department will have a promotional ceremony on February 23rd and the memorial service for City employee Steve Brigman will be February 23rd from 5-8pm at the Civic Center.

Council Member Patrick Souter stated he attended emergency management training conducted by the State. He noted Thomas Griffith, Emergency Management Coordinator, and his team, were continuously mentioned for their extensive knowledge and recognized as great examples for other entities.

Jacob Ervin thanked City Council for allowing him to participate as an Honorary Council Member for February.

Mayor David Hill echoed City Council comments noting Mr. Griffith is an asset to the City of Waxahachie and recognized his institutional knowledge. Mayor Hill thanked those in attendance and mentioned the elimination of briefings prior to City Council meetings has provided more open discussion when considering agenda items.

23. Adjourn

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There being no further business, the meeting adjourned at 8:31 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary

A Work Session of the Mayor and City Council of the City of Waxahachie, was held at the Waxahachie Police Department, Community Room, 630 Farley Street, Waxahachie, TX on Friday, February 24, 2023 at 8:30 a.m.

Council Members Present: David Hill, Mayor, Council Member Place 1
Chris Wright, Mayor Pro Tem, Council Member Place 3
Patrick Souter, Council Member Place 2
Billie Wallace, Council Member Place 4
Travis Smith, Council Member Place 5

Others Present: Michael Scott, City Manager
Albert Lawrence, Deputy City Manager
Amber Villarreal, City Secretary

1. Call to Order

Mayor David Hill called the meeting to order. City Manager Michael Scott explained the Work Session will provide a follow-up from the January 25th meeting and seek direction from City Council.

2. Discuss potential of expanding seats and terms for City Council

Mr. Scott reviewed the currently adopted Charter identifying five (5) City Council members elected at large, by majority, to serve a two-year term.

City Council discussed the pros and cons of amending the Charter to add two members, plurality, and three-year terms.

It was the general consensus of City Council to start a comprehensive Charter review after the May 2023 election, and anticipate presenting the proposed changes to the voters at the May 2025 election.

3. Hear update on City Hall renovation

Mr. Scott reviewed the proposed timeline for the City Hall renovations. He explained Architexas has provided a revised preliminary schematic design based on staff comments and the following budget options:

Option 1: \$7M budget (currently adopted budget)

- Basic renovation with a focus on the building systems
 - Building envelope
 - Mechanical, electrical, and plumbing improvements
 - ADA ramp on basement level
 - Limited first floor demolition/repurposing of space

Option 2: \$10.25M budget (\$3.25M increase)

(5b)

- Comprehensive remodel/renovation that includes internal building systems and adding additional space
 - Building envelope
 - Mechanical, electrical, and plumbing improvements
 - ADA ramp on basement level
 - Limited first floor demolition/repurposing of space
 - Expansion of terrace to add additional office/municipal court/flex space
 - Security measures
 - Complete space reprogramming for floors one and two
 - Exterior lighting enhancements

Mr. Scott explained Option 2 will provide space for growth over the next 10 years and would be paid through the fund balance. He reminded City Council of a forthcoming supplemental appropriation in the amount of \$642,300 for furniture, fixtures, equipment, and clean up items for the Charles Beatty Municipal Services Building project.

City Council discussed fully completing the project and asked staff to provide information to the public regarding the need for the improvements.

It was the general consensus of City Council to move forward with Option 2 and consider funding at a regular meeting.

4. Discuss rebate options for 2022 homestead properties

Chad Tustison, Senior Finance Director, reviewed the pros and cons of three rebate options for homestead property owners: credit on water bill, preloaded gift card, and a gift card program (Colleyville Model).

City Council thanked staff for diligently researching options and encouraged citizens to utilize applicable exemptions, including the recently adopted 1% homestead exemption.

It was the general consensus of City Council to not move forward with retroactive rebates due to issues with very limited ability to determine homestead property within the City's resources, dedicated time by staff to create/implement/administer a rebate program, possible gift card disputes/fraud, and loss of unused funds.

5. Discuss appointments to and qualification to serve on Boards and Commissions

Mr. Scott reported there is one vacancy for the Keep Waxahachie Beautiful Committee, two for the Impact Fee Capital Improvements Advisory Committee, and one Waxahachie Partnership, Inc. (WPI) designee for the Tax Increment Reinvestment Zone No. 1 (TIRZ). He explained WPI appointed Shane Henry to serve as their representative on TIRZ and his appointment will be confirmed by City Council at an upcoming meeting.

It was the general consensus of City Council to consider the following recommendations at the next regular meeting: Aubrey Drouillard, Keep Waxahachie Beautiful Committee; David

(5b)

Hargrove and Dalton Bradbury, Impact Fee Capital Improvements Advisory Committee, and Shane Henry, TIRZ.

Mayor Pro Tem Chris Wright discussed removing Board/Commission members who have a conflict of interest or aren't operating their business fairly. He asked if board members can sign an agreement, similar to an Oath of Office, agreeing to follow rules or be removed from serving.

6. Discuss application of City's zoning ordinance

Mayor Pro Tem Chris Wright discussed a zoning case in which the owner is not in compliance with the stipulations of their approval. He inquired about what consequences are in place for those not complying with zoning ordinances. Mr. Scott explained a Certificate of Occupancy (CO) can be revoked for those not in compliance.

City Council discussed a current case in which the applicant disregarded the requirements outlined in the zoning ordinance approval for his event center. Mr. Scott explained a temporary CO was granted for the event center, but has since been revoked until the owner files the required documents to begin the process of compliance with the Planning Department. Mayor Pro Tem Wright and Council Member Patrick Souter expressed their disagreement with allowing a temporary CO to someone who lied to City Council when specifically asked about their intentions of the second story of their event center.

City Council also discussed amending the language and/or zoning requirements for tattoo shops. Jennifer Pruitt, Senior Director of Planning, reviewed the definition of tattoo from Texas Health and Human Services as well as the process for obtaining a license. She explained a zoning document is required to be submitted to the State when obtaining a tattoo license showing compliance. Tattoo shops are allowed by right in all Commercial Zoning Districts in Waxahachie, which is a little less than 1,000 acres.

It was the general consensus of City Council to consider textural changes to the Zoning Ordinance requiring a Specific Use Permit (SUP) in various zoning districts to include detailed language in the proposed Planned Development for Studio Iris to allow subtle beauty enhancements, paramedical restorative, or cosmetic tattoo work.

7. Discuss food trucks

Anthony Warren, Senior Director of Building and Community Services, reviewed the City's current ordinance regarding the regulation of mobile food establishments. Mr. Warren explained the current ordinance requires mobile food units to be continuously moving and shall not sit longer than one (1) hour at one location daily. He reviewed the Texas Food Establishment Rules (TFER) defines mobile food units and how to operate under the Texas Department of State Health Services.

It was the general consensus of City Council to find potential designated areas for food trucks to park temporarily.

8. Adjourn

(5b)

City Council
February 24, 2023
Page 4

There being no further business, the meeting adjourned at 12:10 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary



City of Waxahachie
City Secretary's Office

Special Event Application

(50)

Date submitted _____

Applicant Information

Applicant name: _____

Farley Street Baptist Church

Are you representing the host organization?

Yes ☐

No ☐

Will you be the on-site point of contact during the event?

Yes ☐

No ☐

Phone: _____

972-937-4603

Cell: _____

469-285-1444

Email: _____

judy-n@farleystreet.com

Mailing address: _____

1116 Brown St.

Host organization name: _____

Farley Street Baptist Church

Alternate contact that will be on-site during the event.

On-site contact name: _____

Don Hudson

Cell: _____

972-935-8991

About the Event

Event name: _____

Week Friday Service 4/7/2023

Location: _____

Levy Park

An event site map is **REQUIRED** to be submitted with your application.

Anticipated attendance: _____

Description of event: _____

How many times has this event been hosted before?

1st time ☐

2 - 4 times ☒

5 or more times ☐

Location: _____

Choose the best description of the event:

☐ Festival

☐ Birthday Party / Picnic

☐ Movie Screening

☐ Charitable / Fundraising

☐ Parade

☐ Community / Neighborhood

☐ Private Event

☐ Concert / Live Performance

☐ Run / Walk

☒ Other: _____

Week Friday Service

(5c)



City of Waxahachie
City Secretary's Office

Special Event Application

Event activities include (check all that apply):

- | | |
|--|---|
| <input type="checkbox"/> Amusement rides / Inflatables | <input type="checkbox"/> Food – sampled, served, or sold |
| <input type="checkbox"/> Animals / Petting Zoo | <input type="checkbox"/> Products / Services – given away, sampled, or sold |
| <input checked="" type="checkbox"/> Announcement / Speeches | <input checked="" type="checkbox"/> Live music |
| <input type="checkbox"/> Information / Literature Distribution | <input type="checkbox"/> Street closure |
| <input type="checkbox"/> DJ / Recorded Music | <input checked="" type="checkbox"/> Other: <i>Book Friday Presentation (Prin)</i> |

The event is:

- | | |
|--|--|
| <input type="radio"/> Private | <input checked="" type="radio"/> Free & open to the general public |
| <input type="radio"/> Entry by participation or registration fee | <input type="radio"/> Entry by admission fee or ticket |

Admission information, if applicable:

Include entry or participant fees, ticket prices, donations, and / or fees based on activity.

Event timeline:

	Date(s)	Start Time:	End Time:
Event Date	<i>April 7, 2023</i>	<i>12:00</i>	<i>7:00 pm</i>
Event Set-up			
Event Breakdown			

Run / Walk:

Please provide the start time for each distance (if applicable)

1 mile

5K

Other distance

Please indicate your expected attendance:

Number of participants:

- | | |
|---------|----------------------------------|
| 1-99 | <input checked="" type="radio"/> |
| 100-199 | <input type="radio"/> |
| 200-299 | <input type="radio"/> |
| 300+ | <input type="radio"/> |

Provide route on attached site map.

(56)



City of Waxahachie
City Secretary's Office

Special Event Application

Food / Beverage:

Will the event offer food/beverages? Yes ☐ No ☒
Will event require any food preparation on-site? Yes ☐ No ☒
Will alcohol be served/sold? Yes ☐ No ☒

Code of Ordinances Ch. 4 Sec. 4-7 Alcohol at approved festivals and events

If alcohol is served/sold, a licensed peace officer(s) must be onsite throughout the event's operation and outside the perimeter to provide security. Events require one officer with an additional officer per 100 guests. Ex.: <100 attendees would require one officer, 100<200 attendees would require two officers, 200<300 attendees would require three officers, etc.

Police / Security Services:

Personnel needs (indicate all that apply) Request for services is not a guarantee that staff/volunteers will be available.

Event staff How many: _____ Date(s) & time(s): _____
Volunteers How many: _____ Date(s) & time(s): _____
Private security How many: _____ Date(s) & time(s): _____
Company name: _____

Contact name and number: _____

Off duty police How many: _____ Date(s) & time(s): _____

Have you made arrangements with the police? Yes ☐ No ☒

If no, please contact Sgt. Brian Fuller at bfuller@waxahachiepd.org to make arrangements.

If yes, please provide following information for the person that you made the arrangements with:

Contact name: _____ Phone number: _____

Street Closures:

Does the event propose closing, blocking, or using City streets and/or parking lots? Yes ☐ No ☒

If yes, please list all streets, intersections, and parking lots that apply: _____

Street closings to begin on date: _____ Start time: _____ End time: _____

Will any businesses be impacted by the proposed road closure? Yes ☐ No ☒

Traffic Safety Equipment:

Does your event require traffic cones or barricades? Yes ☐ No ☒

If yes, indicate the type of equipment and how many will be used (estimated):

Traffic Cones How many: _____ Barricades How many: _____

Other: _____

Where should equipment be dropped off & picked up? _____

(5C)



City of Waxahachie
City Secretary's Office

Special Event Application

When will the traffic equipment be set-up?

Date: _____ Time: _____

When will the traffic equipment be removed?

Date: _____ Time: _____

Are you requesting the use of City traffic equipment?

Yes ☐

No ☒

Availability is not guaranteed

Streets cannot be blocked without prior approval.

Temporary Tents & Structures:

Will the event have a tent(s) larger than 10' x 20'?

Yes ☐

No ☒

List the # of tents & sizes:

Indicate locations on attached required site map.

Electrical Services:

How will electrical services be supplied?

Generator ☒

Franchise Utilities ☒

Both ☐

List contractor / supplier: _____

Explain services in detail: _____

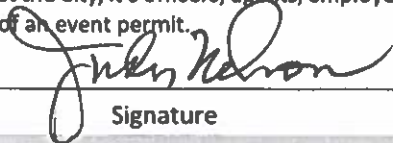
Insurance

All events taking place on City of Waxahachie property must provide a certificate of liability insurance and endorsement page. The City of Waxahachie must be listed as an "Additional Insured" in the amount of \$1 million on both pages. Please list the date of the event and location on this certificate and submit at least one month before the event. The City of Waxahachie reserves the right to increase the insurance limits based on the nature and degree of risks to the public.

If you have questions regarding City insurance coverage, please inquire with City of Waxahachie staff after submitting your event application.

Hold Harmless Clause

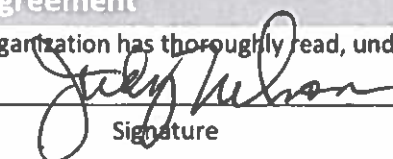
Applicant / organization shall assume all risks incident to or in connection with the approved activity and shall be solely responsible for damage or injury, of whatever kind or nature, to person or property, directly or indirectly arising out of or in connection with the approved activity or the conduct of applicant's operation. Applicant hereby expressly agrees to defend and save the City, it's officers, agents, employees and representatives harmless from any penalties for violation of any law, ordinance, or regulation affecting its activity and from any and all claims, suits, losses, damages or injuries directly or indirectly out of or in connection with the approved activities or conduct of its operation or resulting from the negligence or intentional acts or omissions of applicant or its officers, agents, and employees. Due to Covid-19, I also understand approval of my event is subject to the then current necessary precautions resulting from Covid case trends as well as any change in accordance with federal, state or local orders. Furthermore, by signing this application, applicant hereby agrees to waive any and all claims that applicant may have against the City, it's officers, agents, employees, and representatives arising out of or in connection with the revocation or cancellation of an event permit.

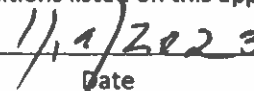

Signature


Date

Contract Agreement

Applicant / organization has thoroughly read, understands, and agrees to all conditions listed on this application.


Signature


Date

Email completed Special Event Application and site map
to Jami Bonner at jami.bonner@waxahachie.com.

(5c)

Bonner, Jami

From: Boyd, Ricky
Sent: Tuesday, February 21, 2023 2:40 PM
To: Bonner, Jami
Subject: RE: Event Application - Good Friday Service - Farley Street Baptist Church

I don't have any comments.

Ricky Boyd, Fire Chief

Waxahachie Fire-Rescue

214-463-9335

From: Bonner, Jami <jami.bonner@waxahachie.com>
Sent: Tuesday, February 21, 2023 2:02 PM
To: Mosley, Laurie <Imosley@waxahachiecvb.com>; Guinn, Danielle <danielle.guinn@waxahachie.com>; Joe Bill Wiser <JWiser@waxahachiepd.org>; Boyd, Ricky <RBoyd@waxahachiefire.org>; Martinez, Gumaro <gmartinez@waxahachie.com>; Cooper, Kyle <kyle.cooper@waxahachie.com>; Barnes, Bradley <bradley.barnes@waxahachie.com>; Campos, Yadira <ycampos@waxahachie.com>
Cc: Scott, Michael <mscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Villarreal, Amber <avillarreal@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: Event Application - Good Friday Service - Farley Street Baptist Church

For your review / comments. Thank you.

Jami Bonner
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4005 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
www.waxahachie.com

(5c)

Bonner, Jami

From: Guinn, Danielle
Sent: Wednesday, February 22, 2023 9:15 AM
To: Bonner, Jami
Subject: RE: Event Application - Good Friday Service - Farley Street Baptist Church

Jami,

I do not see any issues with the submitted application in regards to holding it at Railyard Park.
Thank you!

Danielle Guinn

Cultural Arts & Programming Manager
Waxahachie Convention & Visitors Bureau
danielle.guinn@waxahachie.com
Office: 469-309-4051
Cell: 214-463-7815
www.visitwaxahachie.com
www.facebook.com/railyardparkwaxahachie

From: Bonner, Jami <jami.bonner@waxahachie.com>
Sent: Tuesday, February 21, 2023 2:02 PM
To: Mosley, Laurie <lmosley@waxahachiecvb.com>; Guinn, Danielle <danielle.guinn@waxahachie.com>; Joe Bill Wiser <JWiser@waxahachiepd.org>; Boyd, Ricky <RBoyd@waxahachiefire.org>; Martinez, Gumaro <gmartinez@waxahachie.com>; Cooper, Kyle <kyle.cooper@waxahachie.com>; Barnes, Bradley <bradley.barnes@waxahachie.com>; Campos, Yadira <ycampos@waxahachie.com>
Cc: Scott, Michael <msscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Villarreal, Amber <avillarreal@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: Event Application - Good Friday Service - Farley Street Baptist Church

For your review / comments. Thank you.

Jami Bonner
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4005 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
www.waxahachie.com

(5C)

Bonner, Jami

From: Martinez, Gumaro
Sent: Wednesday, February 22, 2023 9:48 AM
To: Bonner, Jami; Mosley, Laurie; Guinn, Danielle; Joe Bill Wiser; Boyd, Ricky; Cooper, Kyle; Barnes, Bradley; Campos, Yadira
Cc: Scott, Michael; Lawrence, Albert; Villarreal, Amber; Crocker, Clarice
Subject: RE: Event Application - Good Friday Service - Farley Street Baptist Church

Electrical needs/requirements and access to interior or park will need to be coordinated with Danielle Guinn and Parks Dept.



From: Bonner, Jami
Sent: Tuesday, February 21, 2023 2:02 PM
To: Mosley, Laurie <lmosley@waxahachiecvb.com>; Guinn, Danielle <danielle.guinn@waxahachie.com>; Joe Bill Wiser <JWiser@waxahachiepd.org>; Boyd, Ricky <RBoyd@waxahachiefire.org>; Martinez, Gumaro <gmartinez@waxahachie.com>; Cooper, Kyle <kyle.cooper@waxahachie.com>; Barnes, Bradley <bradley.barnes@waxahachie.com>; Campos, Yadira <ycampos@waxahachie.com>
Cc: Scott, Michael <mscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Villarreal, Amber <avillarreal@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: Event Application - Good Friday Service - Farley Street Baptist Church

For your review / comments. Thank you.

Jami Bonner
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4005 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
www.waxahachie.com



City of Waxahachie
City Secretary's Office

(5d)

Special Event Application

Date submitted 1/25/23

Applicant name: Amy Waters

Are you representing the host organization? Yes ☒ No ☐

Will you be the on-site point of contact during the event? Yes ☒ No ☐

Phone: 214-240-3953 Cell: 214-240-3953

Email: _____

Mailing address: 308 S. College Street, Waxahachie TX 75165

Host organization name: Waxahachie Downtown Merchants Association

Alternate contact that will be on-site during the event.

On-site contact name: Leon Talent Cell: 512-657-4444

Event name: Junk in the Trunk

Location: 100 block of W. Franklin St. and 100 block of S. College (Franklin to Main)

*An event site map is **REQUIRED** to be submitted with your application.*

Anticipated attendance: 300-500

Description of event: Antique/crafts vendor market

1st time ☐ 2 – 4 times ☐ 5 or more times ☒ Location: Same area

- ☐ Festival
- ☐ Movie Screening
- ☐ Parade
- ☐ Private Event
- ☐ Run / Walk

- ☐ Birthday Party / Picnic
- ☐ Charitable / Fundraising
- ☐ Community / Neighborhood
- ☐ Concert / Live Performance
- ☒ Other: Vendor market



City of Waxahachie
City Secretary's Office

Special Event Application

(5d)

- | | |
|--|--|
| <input type="checkbox"/> Amusement rides / Inflatables | <input checked="" type="checkbox"/> Food – sampled, served, or sold |
| <input type="checkbox"/> Animals / Petting Zoo | <input checked="" type="checkbox"/> Products / Services – given away, sampled, or sold |
| <input type="checkbox"/> Announcement / Speeches | <input checked="" type="checkbox"/> Live music |
| <input type="checkbox"/> Information / Literature Distribution | <input checked="" type="checkbox"/> Street closure |
| <input type="checkbox"/> DJ / Recorded Music | <input type="checkbox"/> Other: |

- | | |
|--|--|
| <input type="radio"/> Private | <input checked="" type="radio"/> Free & open to the general public |
| <input type="radio"/> Entry by participation or registration fee | <input type="radio"/> Entry by admission fee or ticket |

Admission information, if applicable:

Include entry or participant fees, ticket prices, donations, and / or fees based on activity.

	Date(s)	Start Time:	End Time:
Event Date	4/15, 9/16, 11/11/23	8:00 am	5:00 pm
Event Set-up	4/15, 9/16, 11/11/23	6:00 am	8:00 am
Event Breakdown	4/15, 9/16, 11/11/23	5:00 pm	6:00 pm

Please provide the start time for each distance (if applicable)

_____ 1 mile _____ 5K _____ Other distance

Please indicate your expected attendance: _____

Number of participants:

- | | |
|---------|-----------------------|
| 1-99 | <input type="radio"/> |
| 100-199 | <input type="radio"/> |
| 200-299 | <input type="radio"/> |
| 300+ | <input type="radio"/> |

Provide route on attached site map.



City of Waxahachie
City Secretary's Office

(5d)
Special Event Application

Will the event offer food/beverages?

Yes

☒

No

☐

Will event require any food preparation on-site?

Yes

☐

No

☒

Will alcohol be served/sold?

Yes

☐

No

☒

If alcohol is served/sold, a licensed peace officer(s) must be onsite throughout the event's operation and outside the perimeter to provide security. Events require one officer with an additional officer per 100 guests. Ex.: <100 attendees would require one officer, 100<200 attendees would require two officers, 200<300 attendees would require three officers, etc.

Personnel needs (indicate all that apply) Request for services is not a guarantee that staff/volunteers will be available.

Event staff

How many: _____

Date(s) & time(s): _____

Volunteers

How many: _____

Date(s) & time(s): _____

Private security

How many: _____

Date(s) & time(s): _____

Company name: _____

Contact name and number: _____

Off duty police

How many: _____

Date(s) & time(s): _____

Have you made arrangements with the police?

Yes

☐

No

☐

If no, please contact Sgt. Brian Fuller at bfuller@waxahachiepd.org to make arrangements.

If yes, please provide following information for the person that you made the arrangements with:

Contact name: _____

Phone number: _____

Does the event propose closing, blocking, or using City streets and/or parking lots?

Yes

☒

No

☐

If yes, please list all streets, intersections, and parking lots that apply:

100 block of W. Franklin St.,

100 block of N. College St.

Street closings to begin on date: 4/15, 9/16, 11/11

Start time: 6:00 am

End time: 6:00 pm

Will any businesses be impacted by the proposed road closure?

Yes

☒

No

☐

Does your event require traffic cones or barricades?

Yes

☒

No

☐

If yes, indicate the type of equipment and how many will be used (estimated):

Traffic Cones

How many: _____

Barricades

How many: 4

Other: _____

Where should equipment be dropped off & picked up? Pocket Park on W. Franklin



City of Waxahachie
City Secretary's Office

(5d)
Special Event Application

When will the traffic equipment be set-up?

Date: 4/15, 9/16/11/11

Time: 6:00 am

When will the traffic equipment be removed?

Date: 4/15, 9/16/ 11/11

Time: 6:00 pm

Are you requesting the use of City traffic equipment?

Yes ☒

No ☐

Availability is not guaranteed

Streets cannot be blocked without prior approval.

Will the event have a tent(s) larger than 10' x 20'?

Yes ☐

No ☒

List the # of tents & sizes:

Indicate locations on attached required site map.

How will electrical services be supplied?

Generator ☐

Franchise Utilities ☐

Both ☐

List contractor / supplier:

Explain services in detail:

All events taking place on City of Waxahachie property must provide a certificate of liability insurance and endorsement page. The City of Waxahachie must be listed as an "Additional Insured" in the amount of \$1 million on both pages. Please list the date of the event and location on this certificate and submit at least one month before the event. The City of Waxahachie reserves the right to increase the insurance limits based on the nature and degree of risks to the public.

If you have questions regarding City insurance coverage, please inquire with City of Waxahachie staff after submitting your event application.

Applicant / organization shall assume all risks incident to or in connection with the approved activity and shall be solely responsible for damage or injury, of whatever kind or nature, to person or property, directly or indirectly arising out of or in connection with the approved activity or the conduct of applicant's operation. Applicant hereby expressly agrees to defend and save the City, it's officers, agents, employees and representatives harmless from any penalties for violation of any law, ordinance, or regulation affecting its activity and from any and all claims, suits, losses, damages or injuries directly or indirectly out of or in connection with the approved activities or conduct of its operation or resulting from the negligence or intentional acts or omissions of applicant or its officers, agents, and employees. Due to Covid-19, I also understand approval of my event is subject to the then current necessary precautions resulting from Covid case trends as well as any change in accordance with federal, state of local orders. Furthermore, by signing this application, applicant hereby agrees to waive any and all claims that applicant may have against the City, it's officers, agents, employees, and representatives arising out of or in connection with the revocation or cancellation of an event permit.

Amey W. Bonner
Signature

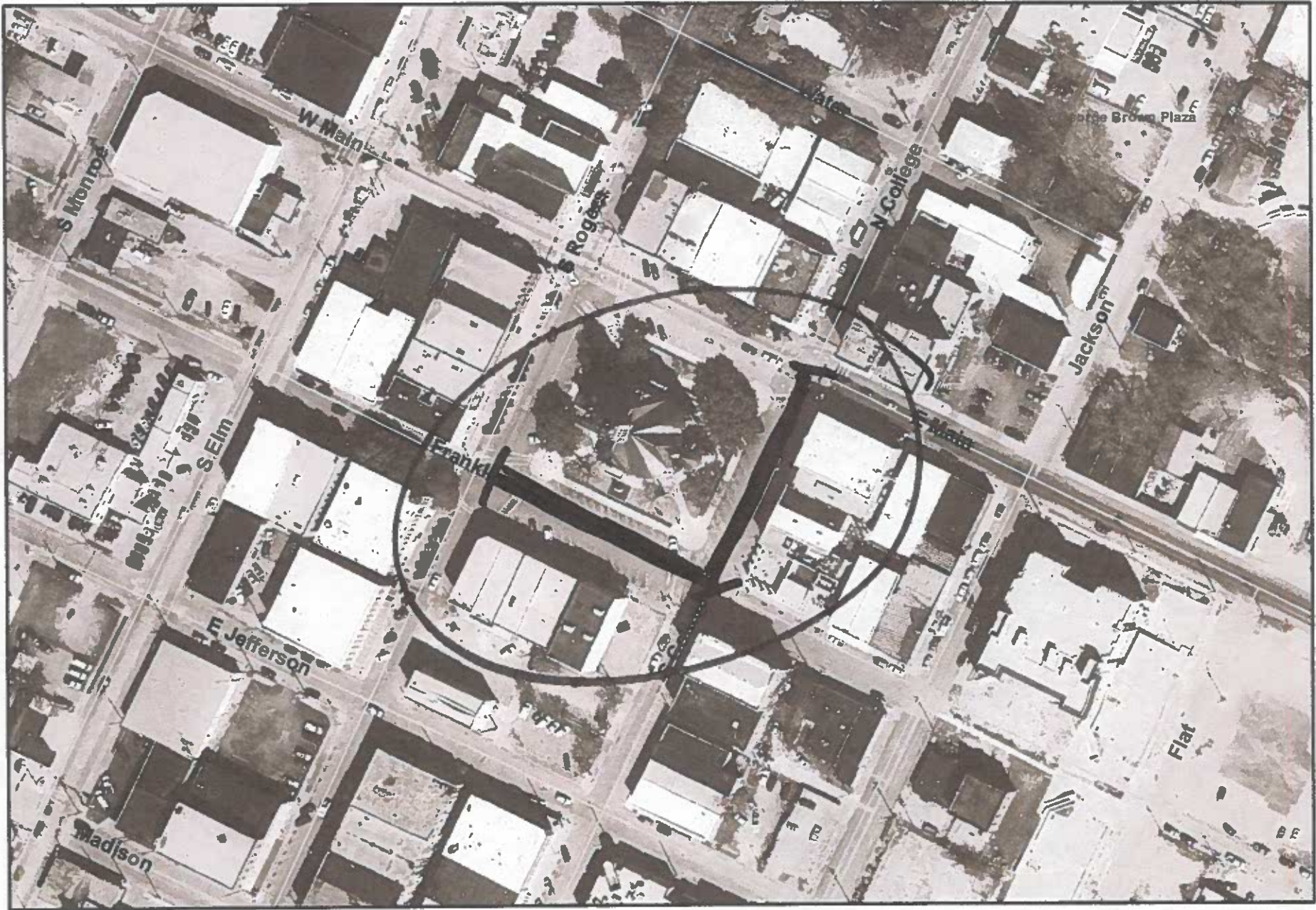
1-25-2023
Date

Applicant / organization has thoroughly read, understands, and agrees to all conditions listed on this application.

Amey W. Bonner
Signature

1-25-2023
Date

Email completed Special Event Application and site map
to Jami Bonner at jami.bonner@waxahachie.com.



(5d)

— This shows area to be used for April, September, November events



(5d)

Bonner, Jami

From: Boyd, Ricky
Sent: Tuesday, February 21, 2023 2:40 PM
To: Bonner, Jami
Subject: RE: Event Application - Junk in the Trunk 4/15, 9/16, 11/11

I don't have any comments.

Ricky Boyd, Fire Chief

Waxahachie Fire-Rescue
214-463-9335

From: Bonner, Jami <jami.bonner@waxahachie.com>
Sent: Tuesday, February 21, 2023 2:11 PM
To: Gaertner, James <jgaertner@waxahachie.com>; Massey, Matt <mmassey@waxahachie.com>; Joe Bill Wiser <JWiser@waxahachiepd.org>; Boyd, Ricky <RBoyd@waxahachiefire.org>; Simpson, Anita <asimpson@waxahachie.com>; Jordan, Me'Lony <mjordan@waxahachie.com>; Martinez, Gumaro <gmartinez@waxahachie.com>
Cc: Scott, Michael <mscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Villarreal, Amber <avillarreal@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: Event Application - Junk in the Trunk 4/15, 9/16, 11/11

For your review / comments. A couple of notes...

- This event application is for events to be held on April 15th, September 16th, and November 11th
- The applicant is contacting affected business owners for support letters. She stated she knows of one business that she believes will not be supportive.
- "C10s in the Park Party on the Square" will be held on September 16th

Thank you.

Jami Bonner
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4005 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
www.waxahachie.com

(5d)

Bonner, Jami

From: Gaertner, James
Sent: Tuesday, February 21, 2023 2:34 PM
To: Bonner, Jami; Massey, Matt; Joe Bill Wiser; Boyd, Ricky; Simpson, Anita; Jordan, Me'Lony; Martinez, Gumaro
Cc: Scott, Michael; Lawrence, Albert; Villarreal, Amber; Crocker, Clarice
Subject: RE: Event Application - Junk in the Trunk 4/15, 9/16, 11/11

I don't have any comments.

James Gaertner, PE, CFM, CPM
Executive Director of Public Works & Utilities
Office: 469-309-4301
jgaertner@waxahachie.com

From: Bonner, Jami <jami.bonner@waxahachie.com>
Sent: Tuesday, February 21, 2023 2:11 PM
To: Gaertner, James <jgaertner@waxahachie.com>; Massey, Matt <mmassey@waxahachie.com>; Joe Bill Wiser <JWiser@waxahachiepd.org>; Boyd, Ricky <RBoyd@waxahachiefire.org>; Simpson, Anita <asimpson@waxahachie.com>; Jordan, Me'Lony <mjordan@waxahachie.com>; Martinez, Gumaro <gmartinez@waxahachie.com>
Cc: Scott, Michael <msscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Villarreal, Amber <avillarreal@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: Event Application - Junk in the Trunk 4/15, 9/16, 11/11

For your review / comments. A couple of notes...

- This event application is for events to be held on April 15th, September 16th, and November 11th
- The applicant is contacting affected business owners for support letters. She stated she knows of one business that she believes will not be supportive.
- "C10s in the Park Party on the Square" will be held on September 16th

Thank you.

Jami Bonner
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4005 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
www.waxahachie.com

(5d)

Bonner, Jami

From: Martinez, Gumaro
Sent: Wednesday, February 22, 2023 9:44 AM
To: Bonner, Jami; Gaertner, James; Massey, Matt; Joe Bill Wiser; Boyd, Ricky; Simpson, Anita; Jordan, Me'Lony
Cc: Scott, Michael; Lawrence, Albert; Villarreal, Amber; Crocker, Clarice
Subject: RE: Event Application - Junk in the Trunk 4/15, 9/16, 11/11

There is a conflict with C10s Party on the Square for 09/16/23.



From: Bonner, Jami
Sent: Tuesday, February 21, 2023 2:11 PM
To: Gaertner, James <jgaertner@waxahachie.com>; Massey, Matt <mmassey@waxahachie.com>; Joe Bill Wiser <JWiser@waxahachiepd.org>; Boyd, Ricky <RBoyd@waxahachiefire.org>; Simpson, Anita <asimpson@waxahachie.com>; Jordan, Me'Lony <mjordan@waxahachie.com>; Martinez, Gumaro <gmartinez@waxahachie.com>
Cc: Scott, Michael <msscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Villarreal, Amber <avillarreal@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: Event Application - Junk in the Trunk 4/15, 9/16, 11/11

For your review / comments. A couple of notes...

- This event application is for events to be held on April 15th, September 16th, and November 11th
- The applicant is contacting affected business owners for support letters. She stated she knows of one business that she believes will not be supportive.
- "C10s in the Park Party on the Square" will be held on September 16th

Thank you.

Jami Bonner
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www.waxahachie.com

(5d)

Bonner, Jami

From: Simpson, Anita
Sent: Wednesday, February 22, 2023 9:48 AM
To: Martinez, Gumaro; Bonner, Jami; Gaertner, James; Massey, Matt; Joe Bill Wiser; Boyd, Ricky; Jordan, Me'Lony
Cc: Scott, Michael; Lawrence, Albert; Villarreal, Amber; Crocker, Clarice
Subject: RE: Event Application - Junk in the Trunk 4/15, 9/16, 11/11

It actually works in conjunction with the Party on the Square. We will already have the streets closed and activity on them so the merchants don't complain about having them shut down for nothing. Then we move cars into the spots vacated by vendors. We do need to change the end time for that event to 3 pm though so we can get everyone packed up and gone.

Good catch, Gumaro!

Jami, do you want me to contact Amy about the change or will you?

From: Martinez, Gumaro
Sent: Wednesday, February 22, 2023 9:44 AM
To: Bonner, Jami <jami.bonner@waxahachie.com>; Gaertner, James <jgaertner@waxahachie.com>; Massey, Matt <mmassey@waxahachie.com>; Joe Bill Wiser <JWiser@waxahachiepd.org>; Boyd, Ricky <RBoyd@waxahachiefire.org>; Simpson, Anita <asimpson@waxahachie.com>; Jordan, Me'Lony <mjordan@waxahachie.com>
Cc: Scott, Michael <msscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Villarreal, Amber <avillarreal@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: RE: Event Application - Junk in the Trunk 4/15, 9/16, 11/11

There is a conflict with C10s Party on the Square for 09/16/23.



From: Bonner, Jami
Sent: Tuesday, February 21, 2023 2:11 PM
To: Gaertner, James <jgaertner@waxahachie.com>; Massey, Matt <mmassey@waxahachie.com>; Joe Bill Wiser <JWiser@waxahachiepd.org>; Boyd, Ricky <RBoyd@waxahachiefire.org>; Simpson, Anita <asimpson@waxahachie.com>; Jordan, Me'Lony <mjordan@waxahachie.com>; Martinez, Gumaro <gmartinez@waxahachie.com>
Cc: Scott, Michael <msscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Villarreal, Amber <avillarreal@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: Event Application - Junk in the Trunk 4/15, 9/16, 11/11

(5d)

Bonner, Jami

From: Bonner, Jami
Sent: Wednesday, February 22, 2023 10:35 AM
To: Amy Waters
Cc: Simpson, Anita
Subject: RE: Event Applications

Good morning Amy,

If approved, the Junk in the Trunk event to be held on September 16th will need to conclude breakdown by 3:00 pm so not to conflict with previously approved event, C10s in the Park Party on the Square. Thank you.

From: Amy Waters <farmhouse308@gmail.com>
Sent: Friday, February 17, 2023 3:36 PM
To: Bonner, Jami <jami.bonner@waxahachie.com>
Subject: Re: Event Applications

Jami - Do I need a letter from each business?

Thanks...

On Fri, Feb 17, 2023 at 3:16 PM Bonner, Jami <jami.bonner@waxahachie.com> wrote:

Amy,

As I route your application to staff, please secure letters of support from businesses that will be affected by the street closure. Thank you.

Jami Bonner

Assistant City Secretary

City of Waxahachie

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www.waxahachie.com

From: Amy Waters <farmhouse308@gmail.com>
Sent: Friday, February 17, 2023 3:12 PM
To: Bonner, Jami <jami.bonner@waxahachie.com>
Subject: Re: Event Applications

(5d)

Bonner, Jami

From: Amy Waters <farmhouse308@gmail.com>
Sent: Wednesday, February 22, 2023 2:51 PM
To: Bonner, Jami
Subject: Re: Event Applications

That's fine! I will make sure that happens...

On Wed, Feb 22, 2023 at 10:35 AM Bonner, Jami <jami.bonner@waxahachie.com> wrote:

Good morning Amy,

If approved, the Junk in the Trunk event to be held on September 16th will need to conclude breakdown by 3:00 pm so not to conflict with previously approved event, C10s in the Park Party on the Square. Thank you.

From: Amy Waters <farmhouse308@gmail.com>
Sent: Friday, February 17, 2023 3:36 PM
To: Bonner, Jami <jami.bonner@waxahachie.com>
Subject: Re: Event Applications

Jami - Do I need a letter from each business?

Thanks...

On Fri, Feb 17, 2023 at 3:16 PM Bonner, Jami <jami.bonner@waxahachie.com> wrote:

Amy,

As I route your application to staff, please secure letters of support from businesses that will be affected by the street closure. Thank you.

Jami Bonner

Assistant City Secretary

(5d)

Bonner, Jami

From: Joe Bill Wiser
Sent: Monday, February 27, 2023 3:26 PM
To: Bonner, Jami
Subject: RE: Event Application - Junk in the Trunk 4/15, 9/16, 11/11

No comments or concerns related to the event for either date.

Joe Wiser

From: Bonner, Jami
Sent: Monday, February 27, 2023 3:14 PM
To: Joe Bill Wiser <JWiser@waxahachiepd.org>
Subject: FW: Event Application - Junk in the Trunk 4/15, 9/16, 11/11

Hello Chief,

Do you have any comments in regards to the two attached "Junk in the Trunk" event applications? Thank you.

From: Bonner, Jami <>
Sent: Tuesday, February 21, 2023 2:11 PM
To: Gaertner, James <jgaertner@waxahachie.com>; Massey, Matt <mmassey@waxahachie.com>; Joe Bill Wiser <JWiser@waxahachiepd.org>; Ricky Boyd <rboyd@waxahachiefire.org>; Simpson, Anita <asimpson@waxahachie.com>; Jordan, Me'Lony <mjordan@waxahachie.com>; Martinez, Gumaro <gmartinez@waxahachie.com>
Cc: Scott, Michael <mscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Villarreal, Amber <avillarreal@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: Event Application - Junk in the Trunk 4/15, 9/16, 11/11

For your review / comments. A couple of notes...

- This event application is for events to be held on April 15th, September 16th, and November 11th
- The applicant is contacting affected business owners for support letters. She stated she knows of one business that she believes will not be supportive.
- "C10s in the Park Party on the Square" will be held on September 16th

Thank you.

Jami Bonner
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(9e)



City of Waxahachie
City Secretary's Office

Special Event Application

Date submitted 2/23/23

Applicant Information

Applicant name: Joclynn Bristow

Are you representing the host organization?

Yes ☒

No ☐

Will you be the on-site point of contact during the event?

Yes ☒

No ☐

Phone: (405)-888-3618

Cell: _____

Email: smatreasurer@sagu.edu

Mailing address: 1200 sycamore st., Mission's Department C/O Joclynn Bristow

Host organization name: Southwestern Mission's Association

Alternate contact that will be on-site during the event.

On-site contact name: Abigail Cruz

Cell: (432)-209-0712

About the Event

Event name: Springtime Sprint 5k

Date: 4/15/23

Location: University st.

*An event site map is **REQUIRED** to be submitted with your application.*

Anticipated attendance: 50

Description of event: A 5k put on for the students, faculty, and community to raise money for our semester Giving Project.

Global teen challenge. This event was previously in the fall and known as the Turkey Trot.

	Date(s)	Start Time:	End Time:
Event Date	4/15/23	8am	10am
Event Set-up	4/15/23	6am	8am
Event Breakdown	4/15/23	10am	12pm

How many times has this event been hosted before?

1st time ☐

2 - 4 times ☐

5 or more times ☒

Location: Southwestern AG University

(5e)



City of Waxahachie
City Secretary's Office

Special Event Application

Choose the best description of the event:

- | | |
|---|--|
| <input type="radio"/> Festival | <input type="radio"/> Birthday Party / Picnic |
| <input type="radio"/> Movie Screening | <input type="radio"/> Charitable / Fundraising |
| <input type="radio"/> Parade | <input type="radio"/> Community / Neighborhood |
| <input type="radio"/> Private Event | <input type="radio"/> Concert / Live Performance |
| <input checked="" type="radio"/> Run / Walk | <input type="radio"/> Other: |

Event activities include (check all that apply):

- | | |
|--|--|
| <input type="checkbox"/> Amusement rides / Inflatables | <input checked="" type="checkbox"/> Food – sampled, served, or sold |
| <input type="checkbox"/> Animals / Petting Zoo | <input checked="" type="checkbox"/> Products / Services – given away, sampled, or sold |
| <input checked="" type="checkbox"/> Announcement / Speeches | <input type="checkbox"/> Live music |
| <input type="checkbox"/> Information / Literature Distribution | <input type="checkbox"/> Street closure |
| <input type="checkbox"/> DJ / Recorded Music | <input type="checkbox"/> Other: |

The event is:

- | | |
|---|---|
| <input type="radio"/> Private | <input type="radio"/> Free & open to the general public |
| <input checked="" type="radio"/> Entry by participation or registration fee | <input type="radio"/> Entry by admission fee or ticket |

Admission information, if applicable:

Include entry or participant fees, ticket prices, donations, and / or fees based on activity.

Participation fee is \$5 for students and \$10 for everyone else to participate in the 5k.

Run / Walk:

Please provide the start time for each distance (if applicable)

_____ 1 mile 8am 5K _____ Other distance

Please indicate your expected attendance:

50

Number of participants:

- | | |
|---------|----------------------------------|
| 1-99 | <input checked="" type="radio"/> |
| 100-199 | <input type="radio"/> |
| 200-299 | <input type="radio"/> |
| 300+ | <input type="radio"/> |

Provide route on attached site map.

(5e)



City of Waxahachie
City Secretary's Office

Special Event Application

Food / Beverage:

Will the event offer food/beverages? Yes ☒ No ☐
Will event require any food preparation on-site? Yes ☐ No ☒
Will alcohol be served/sold? Yes ☐ No ☒

Code of Ordinances Ch. 4 Sec. 4-7 Alcohol at approved festivals and events

If alcohol is served/sold, a licensed peace officer(s) must be onsite throughout the event's operation and outside the perimeter to provide security. Events require one officer with an additional officer per 100 guests. Ex.: <100 attendees would require one officer, 100<200 attendees would require two officers, 200<300 attendees would require three officers, etc.

Police / Security Services:

Personnel needs (indicate all that apply) Request for services is not a guarantee that staff/volunteers will be available.

Event staff How many: _____ Date(s) & time(s): _____

Volunteers How many: _____ Date(s) & time(s): _____

Private security How many: _____ Date(s) & time(s): _____

Company name: _____

Contact name and number: _____

Off duty police How many: _____ Date(s) & time(s): _____

Have you made arrangements with the police? Yes ☐ No ☐

If no, you will be provided the information on how to make arrangements.

If yes, please provide following information for the person that you made the arrangements with:

Contact name: _____ Phone number: _____

Street Closures:

Does the event propose closing, blocking, or using City streets and/or parking lots? Yes ☒ No ☐

If yes, please list all streets, intersections, and parking lots that apply: _____

University ave, Martha st, Highland ave, Sycamore st, Kirven ave.

Street closings to begin on date: 4/15/23 Start time: 8am End time: 10am

Will any businesses be impacted by the proposed road closure? Yes ☐ No ☒

City Equipment:

Are you requesting the use of City equipment? Yes ☒ No ☐

Availability is not guaranteed

Streets cannot be blocked without prior approval.

If yes, indicate the type of equipment and how many will be used (estimated):

Traffic Cones How many: 100 Barricades How many: _____



City of Waxahachie
City Secretary's Office

Special Event Application

Other: _____

Where should equipment be dropped off & picked up? University ave. and Sycamore st.

When will the equipment be set-up?

Date: 4/15/23

Time: 6am

When will the equipment be removed?

Date: 4/15/23

Time: 11:30am

Temporary Tents & Structures:

Will the event have a tent(s) larger than 10' x 20'?

Yes ☐

No ☒

List the # of tents & sizes:

Indicate locations on attached required site map.

Electrical Services:

How will electrical services be supplied?

Generator ☐

Franchise Utilities ☐

Both ☐

List contractor / supplier: _____

Explain services in detail: _____

Insurance

All events taking place on City of Waxahachie property must provide a certificate of liability insurance and endorsement page. The City of Waxahachie must be listed as an "Additional Insured" in the amount of \$1 million on both pages. Please list the date of the event and location on this certificate and submit at least one month before the event. The City of Waxahachie reserves the right to increase the insurance limits based on the nature and degree of risks to the public.

If you have questions regarding City insurance coverage, please inquire with City of Waxahachie staff after submitting your event application.

Hold Harmless Clause

Applicant / organization shall assume all risks incident to or in connection with the approved activity and shall be solely responsible for damage or injury, of whatever kind or nature, to person or property, directly or indirectly arising out of or in connection with the approved activity or the conduct of applicant's operation. Applicant hereby expressly agrees to defend and save the City, it's officers, agents, employees and representatives harmless from any penalties for violation of any law, ordinance, or regulation affecting its activity and from any and all claims, suits, losses, damages or injuries directly or indirectly out of or in connection with the approved activities or conduct of its operation or resulting from the negligence or intentional acts or omissions of applicant or its officers, agents, and employees. Due to Covid-19, I also understand approval of my event is subject to the then current necessary precautions resulting from Covid case trends as well as any change in accordance with federal, state or local orders. Furthermore, by signing this application, applicant hereby agrees to waive any and all claims that applicant may have against the City, it's officers, agents, employees, and representatives arising out of or in connection with the revocation or cancellation of an event permit.

Jocelyn Braxton
Signature

2/23/23
Date

Contract Agreement

Applicant / organization has thoroughly read, understands, and agrees to all conditions listed on this application.

Jocelyn Braxton
Signature

2/23/23
Date

Email completed Special Events Application and site map to
Jami Bonner at Jami.Bonner@waxahachie.com.

(5e)

South on University Ave

Left on Martha

Left on Kirven St.

Left on Sycamore

Right on E University

Left after Regents apartments into the parking lot, left through the parking lot

Right out of the parking lot onto Brummett Dr.

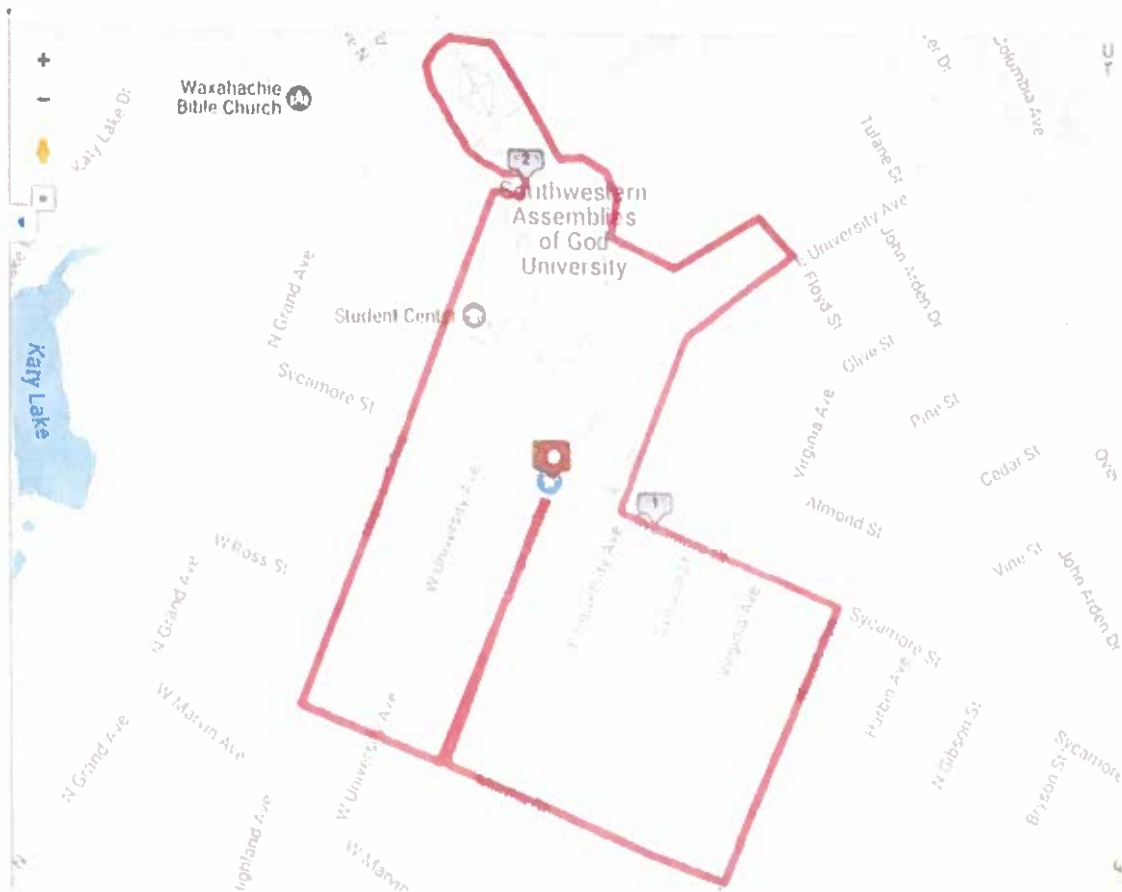
Circle behind the FLC, go behind GWC & Bridges, left to go in front of Teeter

Left back on to Brummett Dr.

Circle the turnabout and turn on to Highland Dr.

Go south on Highland to Martha and turn left

Left on University Dr. to head north all the way back to 1200 Sycamore St.



(5e)

Bonner, Jami

From: Boyd, Ricky
Sent: Friday, February 24, 2023 9:25 AM
To: Bonner, Jami
Subject: RE: Event Application - Springtime Sprint 5k

I don't have any comments.

Ricky Boyd, Fire Chief

Waxahachie Fire-Rescue

214-463-9335

From: Bonner, Jami <jami.bonner@waxahachie.com>
Sent: Friday, February 24, 2023 8:16 AM
To: Gaertner, James <jgaertner@waxahachie.com>; Massey, Matt <mmassey@waxahachie.com>; Jordan, Me'Lony <mjordan@waxahachie.com>; Joe Bill Wiser <JWiser@waxahachiepd.org>; Boyd, Ricky <RBoyd@waxahachiefire.org>; Griffith, Thomas <john.griffith@waxahachie.com>; Daniel Frisby <daniel.frisby@waxahachiepd.org>
Cc: Scott, Michael <mscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Villarreal, Amber <avillarreal@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: Event Application - Springtime Sprint 5k

For your review / comments. The applicant indicated street closures; however, she has clarified they will only use cones to mark the route on the streets. They do not need to close any streets. Thank you.

Jami Bonner
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(5e)

Bonner, Jami

From: Gaertner, James
Sent: Friday, February 24, 2023 9:07 AM
To: Bonner, Jami; Massey, Matt; Jordan, Me'Lony; Joe Bill Wiser; Boyd, Ricky; Griffith, Thomas; Daniel Frisby
Cc: Scott, Michael; Lawrence, Albert; Villarreal, Amber; Crocker, Clarice
Subject: RE: Event Application - Springtime Sprint 5k

I don't have any comments, especially since the roads will not be closed. They can coordinate with Matt for the traffic control.

James G.

From: Bonner, Jami <jami.bonner@waxahachie.com>
Sent: Friday, February 24, 2023 8:16 AM
To: Gaertner, James <jgaertner@waxahachie.com>; Massey, Matt <mmassey@waxahachie.com>; Jordan, Me'Lony <mjordan@waxahachie.com>; Joe Bill Wiser <JWiser@waxahachiepd.org>; Boyd, Ricky <RBoyd@waxahachiefire.org>; Griffith, Thomas <john.griffith@waxahachie.com>; Daniel Frisby <daniel.frisby@waxahachiepd.org>
Cc: Scott, Michael <msscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Villarreal, Amber <avillarreal@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: Event Application - Springtime Sprint 5k

For your review / comments. The applicant indicated street closures; however, she has clarified they will only use cones to mark the route on the streets. They do not need to close any streets. Thank you.

Jami Bonner
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(5c)

Bonner, Jami

From: Joe Bill Wiser
Sent: Friday, February 24, 2023 10:58 AM
To: Bonner, Jami
Subject: RE: Event Application - Springtime Sprint 5k

No concerns
Joe Wiser

From: Bonner, Jami
Sent: Friday, February 24, 2023 8:16 AM
To: Gaertner, James <jgaertner@waxahachie.com>; Massey, Matt <mmassey@waxahachie.com>; Jordan, Me'Lony <mjordan@waxahachie.com>; Joe Bill Wiser <JWiser@waxahachiepd.org>; Boyd, Ricky <RBoyd@waxahachiefire.org>; Griffith, Thomas <john.griffith@waxahachie.com>; Daniel Frisby <daniel.frisby@waxahachiepd.org>
Cc: Scott, Michael <mscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Villarreal, Amber <avillarreal@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: Event Application - Springtime Sprint 5k

For your review / comments. The applicant indicated street closures; however, she has clarified they will only use cones to mark the route on the streets. They do not need to close any streets. Thank you.

Jami Bonner
Assistant City Secretary
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City of Waxahachie
City Secretary's Office

Special Event Application

(5f)

Date submitted _____

Applicant Information

Applicant name: _____

Are you representing the host organization?

Yes ☒

No ☐

Will you be the on-site point of contact during the event?

Yes ☒

No ☐

Phone: _____

972-937-4603

Cell: _____

469-285-1444

Email: _____

judy.n@larkeystreet.com

Mailing address: _____

1116 Brown Street

Host organization name: _____

Larkey Street Baptist Church

Alternate contact that will be on-site during the event. _____

On-site contact name: _____

Cell: _____

About the Event

Event name: _____

National Days of Prayer 5/4/2023

Location: _____

Lakewood Park

An event site map is **REQUIRED** to be submitted with your application.

Anticipated attendance: _____

Description of event: _____

How many times has this event been hosted before?

1st time ☒

2 - 4 times ☐

5 or more times ☐

Location: _____

Choose the best description of the event:

☐ Festival

☐ Birthday Party / Picnic

☐ Movie Screening

☐ Charitable / Fundraising

☐ Parade

☐ Community / Neighborhood

☐ Private Event

☐ Concert / Live Performance

☐ Run / Walk

☒ Other: _____

National Days of Prayer Event

(51)



City of Waxahachie
City Secretary's Office

Special Event Application

Event activities include (check all that apply):

- | | |
|--|---|
| <input type="checkbox"/> Amusement rides / Inflatables | <input type="checkbox"/> Food – sampled, served, or sold |
| <input type="checkbox"/> Animals / Petting Zoo | <input type="checkbox"/> Products / Services – given away, sampled, or sold |
| <input type="checkbox"/> Announcement / Speeches | <input checked="" type="checkbox"/> Live music |
| <input type="checkbox"/> Information / Literature Distribution | <input type="checkbox"/> Street closure |
| <input type="checkbox"/> DJ / Recorded Music | <input type="checkbox"/> Other: |

The event is:

- | | |
|--|--|
| <input type="radio"/> Private | <input checked="" type="radio"/> Free & open to the general public |
| <input type="radio"/> Entry by participation or registration fee | <input type="radio"/> Entry by admission fee or ticket |

Admission information, if applicable:

Include entry or participant fees, ticket prices, donations, and / or fees based on activity.

Event timeline:

	Date(s)	Start Time:	End Time:
Event Date	May 4, 2023	12:00	5:00
Event Set-up			
Event Breakdown			

Run / Walk:

Please provide the start time for each distance (if applicable)

_____ 1 mile _____ 5K _____ Other distance

Please indicate your expected attendance: _____

Number of participants:

- | | |
|---------|----------------------------------|
| 1-99 | <input type="radio"/> |
| 100-199 | <input checked="" type="radio"/> |
| 200-299 | <input type="radio"/> |
| 300+ | <input type="radio"/> |

Provide route on attached site map.

(5f)



City of Waxahachie
City Secretary's Office

Special Event Application

Food / Beverage:

Will the event offer food/beverages? Yes ☐ No ☒
Will event require any food preparation on-site? Yes ☐ No ☒
Will alcohol be served/sold? Yes ☐ No ☒

Code of Ordinances Ch. 4 Sec. 4-7 Alcohol at approved festivals and events

If alcohol is served/sold, a licensed peace officer(s) must be onsite throughout the event's operation and outside the perimeter to provide security. Events require one officer with an additional officer per 100 guests. Ex.: <100 attendees would require one officer, 100<200 attendees would require two officers, 200<300 attendees would require three officers, etc.

Police / Security Services:

Personnel needs (indicate all that apply) Request for services is not a guarantee that staff/volunteers will be available.

Event staff How many: _____ Date(s) & time(s): _____
Volunteers How many: _____ Date(s) & time(s): _____
Private security How many: _____ Date(s) & time(s): _____
Company name: _____

Contact name and number: _____

Off duty police How many: _____ Date(s) & time(s): _____

Have you made arrangements with the police? Yes ☐ No ☒
If no, please contact Sgt. Brian Fuller at bfuller@waxahachiepd.org to make arrangements.

If yes, please provide following information for the person that you made the arrangements with:

Contact name: _____ Phone number: _____

Street Closures:

Does the event propose closing, blocking, or using City streets and/or parking lots? Yes ☐ No ☒

If yes, please list all streets, intersections, and parking lots that apply: _____

Street closings to begin on date: _____ Start time: _____ End time: _____

Will any businesses be impacted by the proposed road closure? Yes ☐ No ☒

Traffic Safety Equipment:

Does your event require traffic cones or barricades? Yes ☐ No ☒

If yes, indicate the type of equipment and how many will be used (estimated):

Traffic Cones How many: _____ Barricades How many: _____

Other: _____

Where should equipment be dropped off & picked up? _____



City of Waxahachie
City Secretary's Office

Special Event Application

When will the traffic equipment be set-up?
When will the traffic equipment be removed?
Are you requesting the use of City traffic equipment?

Date: _____ Time: _____
Date: _____ Time: _____
Yes ☐ No ☒

Availability is not guaranteed

Streets cannot be blocked without prior approval.

Temporary Tents & Structures:

Will the event have a tent(s) larger than 10' x 20'?

Yes ☐ No ☒

List the # of tents & sizes:

Indicate locations on attached required site map.

Electrical Services:

How will electrical services be supplied?

Generator ☒ Franchise Utilities ☐ Both ☐

List contractor / supplier:

Explain services in detail:

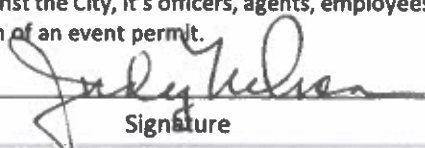
Insurance

All events taking place on City of Waxahachie property must provide a certificate of liability insurance and endorsement page. The City of Waxahachie must be listed as an "Additional Insured" in the amount of \$1 million on both pages. Please list the date of the event and location on this certificate and submit at least one month before the event. The City of Waxahachie reserves the right to increase the insurance limits based on the nature and degree of risks to the public.

If you have questions regarding City insurance coverage, please inquire with City of Waxahachie staff after submitting your event application.

Hold Harmless Clause

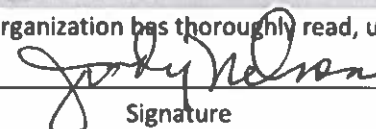
Applicant / organization shall assume all risks incident to or in connection with the approved activity and shall be solely responsible for damage or injury, of whatever kind or nature, to person or property, directly or indirectly arising out of or in connection with the approved activity or the conduct of applicant's operation. Applicant hereby expressly agrees to defend and save the City, it's officers, agents, employees and representatives harmless from any penalties for violation of any law, ordinance, or regulation affecting its activity and from any and all claims, suits, losses, damages or injuries directly or indirectly out of or in connection with the approved activities or conduct of its operation or resulting from the negligence or intentional acts or omissions of applicant or its officers, agents, and employees. Due to Covid-19, I also understand approval of my event is subject to the then current necessary precautions resulting from Covid case trends as well as any change in accordance with federal, state or local orders. Furthermore, by signing this application, applicant hereby agrees to waive any and all claims that applicant may have against the City, it's officers, agents, employees, and representatives arising out of or in connection with the revocation or cancellation of an event permit.


Signature

1/18/2023
Date

Contract Agreement

Applicant / organization has thoroughly read, understands, and agrees to all conditions listed on this application.


Signature

1/18/2023
Date

Email completed Special Event Application and site map
to Jami Bonner at jami.bonner@waxahachie.com.

(5f)

Bonner, Jami

From: Boyd, Ricky
Sent: Tuesday, February 21, 2023 2:40 PM
To: Bonner, Jami
Subject: RE: Event Application - National Day of Prayer at Railyard Park 5/4/23

I don't have any comments.

Ricky Boyd, Fire Chief

Waxahachie Fire-Rescue
214-463-9335

From: Bonner, Jami <jami.bonner@waxahachie.com>
Sent: Tuesday, February 21, 2023 2:00 PM
To: Mosley, Laurie <Imosley@waxahachiecvb.com>; Guinn, Danielle <danielle.guinn@waxahachie.com>; Joe Bill Wiser <JWiser@waxahachiepd.org>; Boyd, Ricky <RBoyd@waxahachiefire.org>; Campos, Yadira <ycampos@waxahachie.com>; Martinez, Gumaro <gmartinez@waxahachie.com>; Cooper, Kyle <kyle.cooper@waxahachie.com>; Barnes, Bradley <bradley.barnes@waxahachie.com>
Cc: Scott, Michael <msscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Villarreal, Amber <avillarreal@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: Event Application - National Day of Prayer at Railyard Park 5/4/23

For your review / comments. Thank you.

Jami Bonner
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4005 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
www.waxahachie.com

(5f)

Bonner, Jami

From: Martinez, Gumaro
Sent: Wednesday, February 22, 2023 9:50 AM
To: Bonner, Jami; Mosley, Laurie; Guinn, Danielle; Joe Bill Wiser; Boyd, Ricky; Campos, Yadira; Cooper, Kyle; Barnes, Bradley
Cc: Scott, Michael; Lawrence, Albert; Villarreal, Amber; Crocker, Clarice
Subject: RE: Event Application - National Day of Prayer at Railyard Park 5/4/23

Access to the interior of the park will need to be coordinated through Danielle Guinn and Parks Dept.



From: Bonner, Jami
Sent: Tuesday, February 21, 2023 2:00 PM
To: Mosley, Laurie <Imosley@waxahachiecvb.com>; Guinn, Danielle <danielle.guinn@waxahachie.com>; Joe Bill Wiser <JWiser@waxahachiepd.org>; Boyd, Ricky <RBoyd@waxahachiefire.org>; Campos, Yadira <ycampos@waxahachie.com>; Martinez, Gumaro <gmartinez@waxahachie.com>; Cooper, Kyle <kyle.cooper@waxahachie.com>; Barnes, Bradley <bradley.barnes@waxahachie.com>
Cc: Scott, Michael <msscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Villarreal, Amber <avillarreal@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: Event Application - National Day of Prayer at Railyard Park 5/4/23

For your review / comments. Thank you.

Jami Bonner
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4005 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
www.waxahachie.com

(5f)

Bonner, Jami

From: Guinn, Danielle
Sent: Wednesday, February 22, 2023 9:58 AM
To: Bonner, Jami
Cc: Martinez, Gumaro
Subject: RE: Event Application - National Day of Prayer at Railyard Park 5/4/23

Jami,

I do not see any issues with the submitted application as is in regards to holding it at Railyard Park.
Thank you!

Danielle Guinn

Cultural Arts & Programming Manager

Waxahachie Convention & Visitors Bureau

danielle.guinn@waxahachie.com

Office: 469-309-4051

Cell: 214-463-7815

www.visitwaxahachie.com

www.facebook.com/railyardparkwaxahachie

From: Bonner, Jami <jami.bonner@waxahachie.com>
Sent: Tuesday, February 21, 2023 2:00 PM
To: Mosley, Laurie <lmosley@waxahachiecvb.com>; Guinn, Danielle <danielle.guinn@waxahachie.com>; Joe Bill Wiser <JWiser@waxahachiepd.org>; Boyd, Ricky <RBoyd@waxahachiefire.org>; Campos, Yadira <ycampos@waxahachie.com>; Martinez, Gumaro <gmartinez@waxahachie.com>; Cooper, Kyle <kyle.cooper@waxahachie.com>; Barnes, Bradley <bradley.barnes@waxahachie.com>
Cc: Scott, Michael <msscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Villarreal, Amber <avillarreal@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: Event Application - National Day of Prayer at Railyard Park 5/4/23

For your review / comments. Thank you.

Jami Bonner

Assistant City Secretary

City of Waxahachie

Direct (469) 309-4005 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168

www.waxahachie.com



City of Waxahachie
City Secretary's Office

(5g)
Special Event Application

Date submitted 2/23/23

Applicant Information

Applicant name: Dana Gentry

Are you representing the host organization?

Yes ☒

No ☐

Will you be the on-site point of contact during the event?

Yes ☒

No ☐

Phone:

Cell: 972.742.3477

Email:

Mailing address: 105 Trinity Lane Waxahachie, Tx 75165

Host organization name: Elevate Program at Navarro College

Alternate contact that will be on-site during the event.

On-site contact name: Dana Gentry

Cell: 972.742.3477

About the Event

Event name: Elevate Graduation

Date: May 18, 2023

Location: Railyard Park

*An event site map is **REQUIRED** to be submitted with your application.*

Anticipated attendance: 75

Description of event: Graduation Ceremony

	Date(s)	Start Time:	End Time:
Event Date	May 18, 2023	8:00	11:00
Event Set-up	May 18, 2023	8:00	
Event Breakdown	May 18, 2023		11:00

How many times has this event been hosted before?

1st time ☐

2 – 4 times ☒

5 or more times ☐

Location:



Choose the best description of the event:

- | | |
|---------------------------------------|---|
| <input type="radio"/> Festival | <input type="radio"/> Birthday Party / Picnic |
| <input type="radio"/> Movie Screening | <input type="radio"/> Charitable / Fundraising |
| <input type="radio"/> Parade | <input type="radio"/> Community / Neighborhood |
| <input type="radio"/> Private Event | <input type="radio"/> Concert / Live Performance |
| <input type="radio"/> Run / Walk | <input checked="" type="radio"/> Other: Graduation Ceremony |

Event activities include (check all that apply):

- | | |
|---|---|
| <input type="checkbox"/> Amusement rides / Inflatables | <input type="checkbox"/> Food – sampled, served, or sold |
| <input type="checkbox"/> Animals / Petting Zoo | <input type="checkbox"/> Products / Services – given away, sampled, or sold |
| <input checked="" type="checkbox"/> Announcement / Speeches | <input type="checkbox"/> Live music |
| <input checked="" type="checkbox"/> Information / Literature Distribution | <input type="checkbox"/> Street closure |
| <input type="checkbox"/> DJ / Recorded Music | <input type="checkbox"/> Other: |

The event is:

- | | |
|--|---|
| <input checked="" type="radio"/> Private | <input type="radio"/> Free & open to the general public |
| <input type="radio"/> Entry by participation or registration fee | <input type="radio"/> Entry by admission fee or ticket |

Admission information, if applicable:

Include entry or participant fees, ticket prices, donations, and / or fees based on activity.

Run / Walk:

Please provide the start time for each distance (if applicable)

_____ 1 mile _____ 5K _____ Other distance

Please indicate your expected attendance: _____

Number of participants:

- | | |
|---------|-----------------------|
| 1-99 | <input type="radio"/> |
| 100-199 | <input type="radio"/> |
| 200-299 | <input type="radio"/> |
| 300+ | <input type="radio"/> |

Provide route on attached site map.



Food / Beverage:

Will the event offer food/beverages? Yes ☐ No ☒
Will event require any food preparation on-site? Yes ☐ No ☒
Will alcohol be served/sold? Yes ☐ No ☒

Code of Ordinances Ch. 4 Sec. 4-7 Alcohol at approved festivals and events

If alcohol is served/sold, a licensed peace officer(s) must be onsite throughout the event's operation and outside the perimeter to provide security. Events require one officer with an additional officer per 100 guests. Ex.: <100 attendees would require one officer, 100<200 attendees would require two officers, 200<300 attendees would require three officers, etc.

Police / Security Services:

Personnel needs (indicate all that apply) **Request for services is not a guarantee that staff/volunteers will be available.**

Event staff How many: _____ Date(s) & time(s): _____
Volunteers How many: _____ Date(s) & time(s): _____
Private security How many: _____ Date(s) & time(s): _____

Company name: _____

Contact name and number: _____

Off duty police How many: _____ Date(s) & time(s): _____

Have you made arrangements with the police? Yes ☐ No ☒

If no, you will be provided the information on how to make arrangements.

If yes, please provide following information for the person that you made the arrangements with:

Contact name: _____ Phone number: _____

Street Closures:

Does the event propose closing, blocking, or using City streets and/or parking lots? Yes ☐ No ☒

If yes, please list all streets, intersections, and parking lots that apply: _____

Street closings to begin on date: _____ Start time: _____ End time: _____

Will any businesses be impacted by the proposed road closure? Yes ☐ No ☐

City Equipment:

Are you requesting the use of City equipment? Yes ☐ No ☒

Availability is not guaranteed

Streets cannot be blocked without prior approval.

If yes, indicate the type of equipment and how many will be used (estimated):

Traffic Cones How many: _____ Barricades How many: _____



Other: _____

Where should equipment be dropped off & picked up? _____

When will the equipment be set-up? _____

Date: _____

Time: _____

When will the equipment be removed? _____

Date: _____

Time: _____

Temporary Tents & Structures:

Will the event have a tent(s) larger than 10' x 20'?

Yes ☐

No ☒

List the # of tents & sizes: _____

Indicate locations on attached required site map.

Electrical Services:

How will electrical services be supplied? _____

Generator ☐

Franchise Utilities ☐

Both ☐

List contractor / supplier: _____

Explain services in detail: _____

Insurance

All events taking place on City of Waxahachie property must provide a certificate of liability insurance and endorsement page. The City of Waxahachie must be listed as an "Additional Insured" in the amount of \$1 million on both pages. Please list the date of the event and location on this certificate and submit at least one month before the event. The City of Waxahachie reserves the right to increase the insurance limits based on the nature and degree of risks to the public.

If you have questions regarding City insurance coverage, please inquire with City of Waxahachie staff after submitting your event application.

Hold Harmless Clause

Applicant / organization shall assume all risks incident to or in connection with the approved activity and shall be solely responsible for damage or injury, of whatever kind or nature, to person or property, directly or indirectly arising out of or in connection with the approved activity or the conduct of applicant's operation. Applicant hereby expressly agrees to defend and save the City, it's officers, agents, employees and representatives harmless from any penalties for violation of any law, ordinance, or regulation affecting its activity and from any and all claims, suits, losses, damages or injuries directly or indirectly out of or in connection with the approved activities or conduct of its operation or resulting from the negligence or intentional acts or omissions of applicant or its officers, agents, and employees. Due to Covid-19, I also understand approval of my event is subject to the then current necessary precautions resulting from Covid case trends as well as any change in accordance with federal, state or local orders. Furthermore, by signing this application, applicant hereby agrees to waive any and all claims that applicant may have against the City, it's officers, agents, employees, and representatives arising out of or in connection with the revocation or cancellation of an event permit.

Dana Gentry

Signature

Feb. 23, 2023

Date

Contract Agreement

Applicant / organization has thoroughly read, understands, and agrees to all conditions listed on this application.

Dana Gentry

Signature

Feb. 23, 2023

Date

Email completed Special Events Application and site map to
Jami Bonner at Jami.Bonner@waxahachie.com.

(59)

Bonner, Jami

From: Mosley, Laurie
Sent: Monday, February 27, 2023 11:44 AM
To: Bonner, Jami; Boyd, Ricky; Joe Bill Wiser
Cc: Scott, Michael; Lawrence, Albert; Villarreal, Amber; Crocker, Clarice; Guinn, Danielle
Subject: RE: Event Application - Elevate Graduation 5.18.23

It is my understanding that we hosted this event last year, and the Railyard Park calendar is clear, so the event is fine as it relates to our department.

Thank you!
Laurie

From: Bonner, Jami <jami.bonner@waxahachie.com>
Sent: Monday, February 27, 2023 11:40 AM
To: Mosley, Laurie <Imosley@waxahachiecvb.com>; Boyd, Ricky <RBoyd@waxahachiefire.org>; Joe Bill Wiser <JWiser@waxahachiepd.org>
Cc: Scott, Michael <mscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Villarreal, Amber <avillarreal@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: Event Application - Elevate Graduation 5.18.23

For your review / comments. Thank you.

Jami Bonner
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4005 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
www.waxahachie.com

(5g)

Bonner, Jami

From: Boyd, Ricky
Sent: Monday, February 27, 2023 12:21 PM
To: Bonner, Jami
Subject: RE: Event Application - Elevate Graduation 5.18.23

I don't have any comments.

Ricky Boyd, Fire Chief

Waxahachie Fire-Rescue

214-463-9335

From: Bonner, Jami <jami.bonner@waxahachie.com>
Sent: Monday, February 27, 2023 11:40 AM
To: Mosley, Laurie <Imosley@waxahachiecvb.com>; Boyd, Ricky <RBoyd@waxahachiefire.org>; Joe Bill Wiser <JWiser@waxahachiepd.org>
Cc: Scott, Michael <msscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Villarreal, Amber <avillarreal@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: Event Application - Elevate Graduation 5.18.23

For your review / comments. Thank you.

Jami Bonner
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4005 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
www.waxahachie.com

(5g)

Bonner, Jami

From: Joe Bill Wiser
Sent: Monday, February 27, 2023 1:55 PM
To: Bonner, Jami
Subject: RE: Event Application - Elevate Graduation 5.18.23

No concerns
Joe Wiser

From: Bonner, Jami
Sent: Monday, February 27, 2023 11:40 AM
To: Mosley, Laurie <Imosley@waxahachiecvb.com>; Boyd, Ricky <RBoyd@waxahachiefire.org>; Joe Bill Wiser <JWiser@waxahachiepd.org>
Cc: Scott, Michael <mscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Villarreal, Amber <avillarreal@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: Event Application - Elevate Graduation 5.18.23

For your review / comments. Thank you.

Jami Bonner
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4005 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
www.waxahachie.com



City of Waxahachie
City Secretary's Office

Special Event Application

(5h)

Date submitted 1/25/23

Applicant name: Amy Waters

Are you representing the host organization?

Yes ☒

No ☐

Will you be the on-site point of contact during the event?

Yes ☒

No ☐

Phone: 214-240-3953

Cell: 214-240-3953

Email: _____

Mailing address: 308 S. College Street, Waxahachie TX 75165

Host organization name: Waxahachie Downtown Merchants Association

Alternate contact that will be on-site during the event.

On-site contact name: Leon Talent

Cell: 512-657-4444

Event name: Junk in the Trunk

Location: 100 block of W. Franklin St.

*An event site map is **REQUIRED** to be submitted with your application.*

Anticipated attendance: 300-500

Description of event: Antique/crafts vendor market

1st time ☐ 2 – 4 times ☐ 5 or more times ☒ Location: Same area

- ☐ Festival
- ☐ Movie Screening
- ☐ Parade
- ☐ Private Event
- ☐ Run / Walk

- ☐ Birthday Party / Picnic
- ☐ Charitable / Fundraising
- ☐ Community / Neighborhood
- ☐ Concert / Live Performance
- ☒ Other: Vendor market



City of Waxahachie
City Secretary's Office

Special Event Application

(5h)

☐ Amusement rides / Inflatables

☐ Animals / Petting Zoo

☐ Announcement / Speeches

☐ Information / Literature Distribution

☐ DJ / Recorded Music

☒ Food – sampled, served, or sold

☒ Products / Services – given away, sampled, or sold

☒ Live music

☒ Street closure

☐ Other:

☐ Private

☐ Entry by participation or registration fee

Admission information, if applicable:

Include entry or participant fees, ticket prices, donations, and / or fees based on activity.

☒ Free & open to the general public

☐ Entry by admission fee or ticket

	Date(s)	Start Time:	End Time:
Event Date	6/3/23	8:00 am	5:00 pm
Event Set-up	6/3/23	6:00 am	8:00 am
Event Breakdown	6/3/23	5:00 pm	6:00 pm

Please provide the start time for each distance (if applicable)

_____ 1 mile _____ 5K _____ Other distance

Please indicate your expected attendance: _____

Number of participants:

1-99 ☐

100-199 ☐

200-299 ☐

300+ ☐

Provide route on attached site map.



City of Waxahachie
City Secretary's Office

Special Event Application

(5h)

Will the event offer food/beverages?

Yes ☒

No ☐

Will event require any food preparation on-site?

Yes ☐

No ☒

Will alcohol be served/sold?

Yes ☐

No ☒

If alcohol is served/sold, a licensed peace officer(s) must be onsite throughout the event's operation and outside the perimeter to provide security. Events require one officer with an additional officer per 100 guests. Ex.: <100 attendees would require one officer, 100<200 attendees would require two officers, 200<300 attendees would require three officers, etc.

Personnel needs (indicate all that apply) Request for services is not a guarantee that staff/volunteers will be available.

Event staff How many: _____ Date(s) & time(s): _____

Volunteers How many: _____ Date(s) & time(s): _____

Private security How many: _____ Date(s) & time(s): _____

Company name: _____

Contact name and number: _____

Off duty police How many: _____ Date(s) & time(s): _____

Have you made arrangements with the police? Yes ☐ No ☐

If no, please contact Sgt. Brian Fuller at bfuller@waxahachiepd.org to make arrangements.

If yes, please provide following information for the person that you made the arrangements with:

Contact name: _____ Phone number: _____

Does the event propose closing, blocking, or using City streets and/or parking lots? Yes ☒ No ☐

If yes, please list all streets, intersections, and parking lots that apply: 100 block of W. Franklin St.

Street closings to begin on date: 6/3/23 Start time: 6:00 am End time: 6:00 pm

Will any businesses be impacted by the proposed road closure? Yes ☒ No ☐

Does your event require traffic cones or barricades? Yes ☒ No ☐

If yes, indicate the type of equipment and how many will be used (estimated):

Traffic Cones How many: _____ Barricades How many: 2

Other: _____

Where should equipment be dropped off & picked up? Pocket Park on W. Franklin



City of Waxahachie
City Secretary's Office

Special Event Application

(5h)

When will the traffic equipment be set-up?

Date: 6/3/23

Time: 6:00 am

When will the traffic equipment be removed?

Date: 6/3/23

Time: 6:00 pm

Are you requesting the use of City traffic equipment?

Yes

☒

No

☐

Availability is not guaranteed

Streets cannot be blocked without prior approval.

Will the event have a tent(s) larger than 10' x 20'?

Yes

☐

No

☒

List the # of tents & sizes:

Indicate locations on attached required site map.

How will electrical services be supplied?

Generator ☐

Franchise Utilities ☐

Both ☐

List contractor / supplier:

Explain services in detail:

All events taking place on City of Waxahachie property must provide a certificate of liability insurance and endorsement page. The City of Waxahachie must be listed as an "Additional Insured" in the amount of \$1 million on both pages. Please list the date of the event and location on this certificate and submit at least one month before the event. The City of Waxahachie reserves the right to increase the insurance limits based on the nature and degree of risks to the public.

If you have questions regarding City insurance coverage, please inquire with City of Waxahachie staff after submitting your event application.

Applicant / organization shall assume all risks incident to or in connection with the approved activity and shall be solely responsible for damage or injury, of whatever kind or nature, to person or property, directly or indirectly arising out of or in connection with the approved activity or the conduct of applicant's operation. Applicant hereby expressly agrees to defend and save the City, its officers, agents, employees and representatives harmless from any penalties for violation of any law, ordinance, or regulation affecting its activity and from any and all claims, suits, losses, damages or injuries directly or indirectly out of or in connection with the approved activities or conduct of its operation or resulting from the negligence or intentional acts or omissions of applicant or its officers, agents, and employees. Due to Covid-19, I also understand approval of my event is subject to the then current necessary precautions resulting from Covid case trends as well as any change in accordance with federal, state or local orders. Furthermore, by signing this application, applicant hereby agrees to waive any and all claims that applicant may have against the City, its officers, agents, employees, and representatives arising out of or in connection with the revocation or cancellation of an event permit.

Amy Waters
Signature

1-25-2023

Date

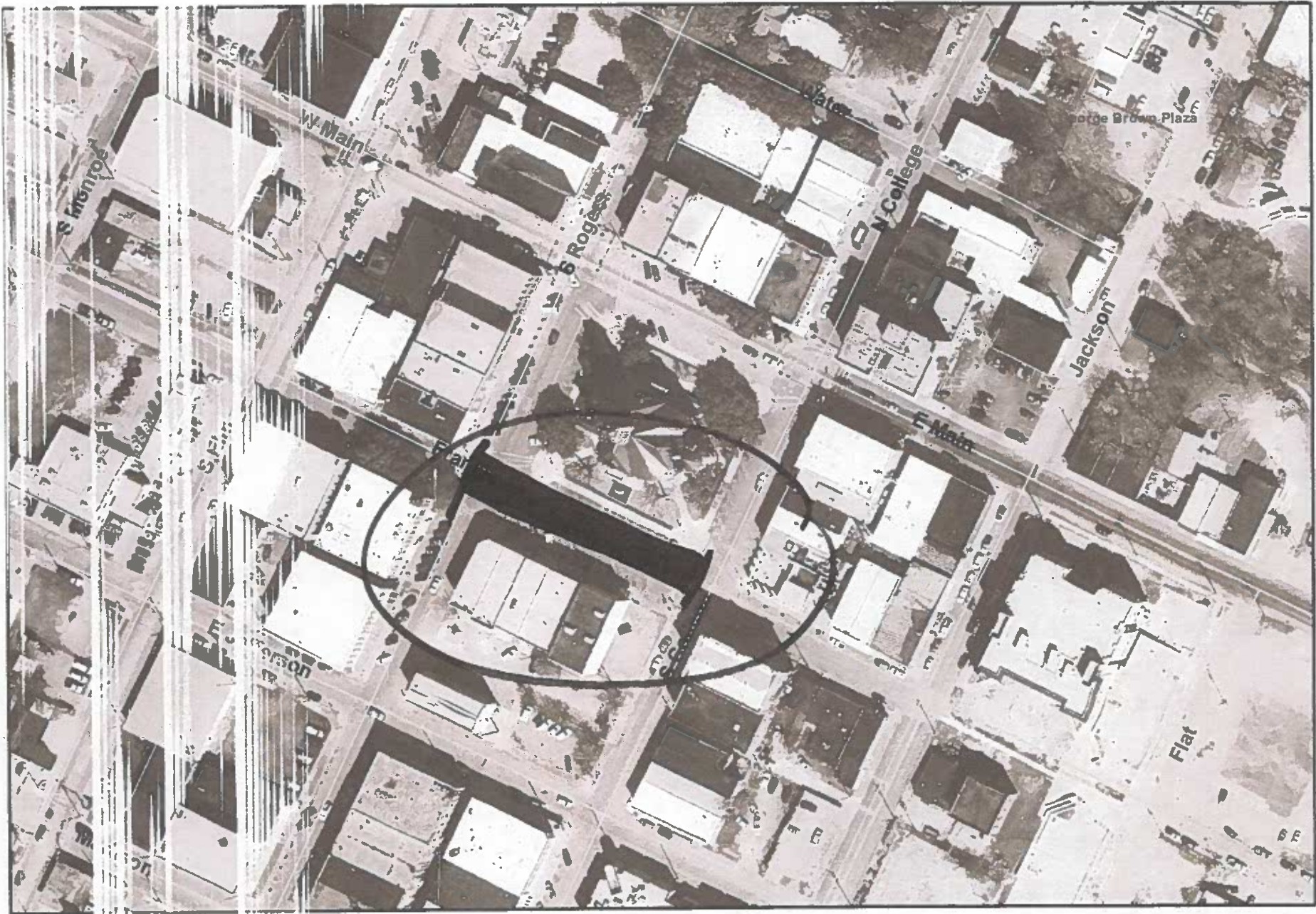
Applicant / organization has thoroughly read, understands, and agrees to all conditions listed on this application.

Amy Waters
Signature

1-25-2023

Date

Email completed Special Event Application and site map to Jami Bonner at jami.bonner@waxahachie.com.



(5h)

This shows area
of June event only



(5h)

Bonner, Jami

From: Boyd, Ricky
Sent: Tuesday, February 21, 2023 2:39 PM
To: Bonner, Jami
Subject: RE: Event Application - Junk in the Truck 6/3/23

I don't have any comments.

Ricky Boyd, Fire Chief

Waxahachie Fire-Rescue
214-463-9335

From: Bonner, Jami <jami.bonner@waxahachie.com>
Sent: Tuesday, February 21, 2023 2:16 PM
To: Gaertner, James <jgaertner@waxahachie.com>; Massey, Matt <mmassey@waxahachie.com>; Jordan, Me'Lony <mjordan@waxahachie.com>; Simpson, Anita <asimpson@waxahachie.com>; Martinez, Gumaro <gmartinez@waxahachie.com>; Cooper, Kyle <kyle.cooper@waxahachie.com>; Barnes, Bradley <bradley.barnes@waxahachie.com>; Campos, Yadira <ycampos@waxahachie.com>; Joe Bill Wiser <JWiser@waxahachiepd.org>; Boyd, Ricky <RBoyd@waxahachiefire.org>
Cc: Scott, Michael <msscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Villarreal, Amber <avillarreal@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: Event Application - Junk in the Truck 6/3/23

For your review / comments. A couple notes...

- The streets closure for the June event is different than the April, September, and November events.
- The applicant is contacting affected business owners for support letters. She stated she knows of one business that she believes will not be supportive.

Thank you.

Jami Bonner
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4005 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
www.waxahachie.com

(5h)

Bonner, Jami

From: Simpson, Anita
Sent: Wednesday, February 22, 2023 9:08 AM
To: Bonner, Jami; Gaertner, James; Massey, Matt; Jordan, Me'Lony; Martinez, Gumaro; Cooper, Kyle; Barnes, Bradley; Campos, Yadira; Joe Bill Wiser; Boyd, Ricky
Cc: Scott, Michael; Lawrence, Albert; Villarreal, Amber; Crocker, Clarice
Subject: RE: Event Application - Junk in the Truck 6/3/23

Thanks, Jami. The June space is different because that is Gingerbread Trail weekend and they need to keep traffic open on College. They were encouraged to work with the museum folks to coordinate and it appears they have.

As this is a WDMA event and it has taken place for many years I don't have any other comments. They should be in support of it since it is their fundraiser.



From: Bonner, Jami
Sent: Tuesday, February 21, 2023 2:16 PM
To: Gaertner, James <jgaertner@waxahachie.com>; Massey, Matt <mmassey@waxahachie.com>; Jordan, Me'Lony <mjordan@waxahachie.com>; Simpson, Anita <asimpson@waxahachie.com>; Martinez, Gumaro <gmartinez@waxahachie.com>; Cooper, Kyle <kyle.cooper@waxahachie.com>; Barnes, Bradley <bradley.barnes@waxahachie.com>; Campos, Yadira <ycampos@waxahachie.com>; Joe Bill Wiser <JWiser@waxahachiepd.org>; Boyd, Ricky <RBoyd@waxahachiefire.org>
Cc: Scott, Michael <msscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Villarreal, Amber <avillarreal@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: Event Application - Junk in the Truck 6/3/23

For your review / comments. A couple notes...

- The streets closure for the June event is different than the April, September, and November events.
- The applicant is contacting affected business owners for support letters. She stated she knows of one business that she believes will not be supportive.

Thank you.

Jami Bonner
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4005 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
www.waxahachie.com

(5h)

Bonner, Jami

From: Martinez, Gumaro
Sent: Wednesday, February 22, 2023 9:44 AM
To: Bonner, Jami; Gaertner, James; Massey, Matt; Jordan, Me'Lony; Simpson, Anita; Cooper, Kyle; Barnes, Bradley; Campos, Yadira; Joe Bill Wiser; Boyd, Ricky
Cc: Scott, Michael; Lawrence, Albert; Villarreal, Amber; Crocker, Clarice
Subject: RE: Event Application - Junk in the Truck 6/3/23

No comments



From: Bonner, Jami
Sent: Tuesday, February 21, 2023 2:16 PM
To: Gaertner, James <jgaertner@waxahachie.com>; Massey, Matt <mmassey@waxahachie.com>; Jordan, Me'Lony <mjordan@waxahachie.com>; Simpson, Anita <asimpson@waxahachie.com>; Martinez, Gumaro <gmartinez@waxahachie.com>; Cooper, Kyle <kyle.cooper@waxahachie.com>; Barnes, Bradley <bradley.barnes@waxahachie.com>; Campos, Yadira <ycampos@waxahachie.com>; Joe Bill Wiser <JWiser@waxahachiepd.org>; Boyd, Ricky <RBoyd@waxahachiefire.org>
Cc: Scott, Michael <msscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Villarreal, Amber <avillarreal@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: Event Application - Junk in the Truck 6/3/23

For your review / comments. A couple notes...

- The streets closure for the June event is different than the April, September, and November events.
- The applicant is contacting affected business owners for support letters. She stated she knows of one business that she believes will not be supportive.

Thank you.

Jami Bonner
Assistant City Secretary
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www.waxahachie.com

(5h)

Bonner, Jami

From: Joe Bill Wiser
Sent: Monday, February 27, 2023 3:26 PM
To: Bonner, Jami
Subject: RE: Event Application - Junk in the Trunk 4/15, 9/16, 11/11

No comments or concerns related to the event for either date.

Joe Wiser

From: Bonner, Jami
Sent: Monday, February 27, 2023 3:14 PM
To: Joe Bill Wiser <JWiser@waxahachiepd.org>
Subject: FW: Event Application - Junk in the Trunk 4/15, 9/16, 11/11

Hello Chief,

Do you have any comments in regards to the two attached "Junk in the Trunk" event applications? Thank you.

From: Bonner, Jami <>
Sent: Tuesday, February 21, 2023 2:11 PM
To: Gaertner, James <jgaertner@waxahachie.com>; Massey, Matt <mmassey@waxahachie.com>; Joe Bill Wiser <JWiser@waxahachiepd.org>; Ricky Boyd <rboyd@waxahachiefire.org>; Simpson, Anita <asimpson@waxahachie.com>; Jordan, Me'Lony <mjordan@waxahachie.com>; Martinez, Gumaro <gmartinez@waxahachie.com>
Cc: Scott, Michael <mscott@waxahachie.com>; Lawrence, Albert <alawrence@waxahachie.com>; Villarreal, Amber <avillarreal@waxahachie.com>; Crocker, Clarice <ccrocker@waxahachie.com>
Subject: Event Application - Junk in the Trunk 4/15, 9/16, 11/11

For your review / comments. A couple of notes...

- This event application is for events to be held on April 15th, September 16th, and November 11th
- The applicant is contacting affected business owners for support letters. She stated she knows of one business that she believes will not be supportive.
- "C10s in the Park Party on the Square" will be held on September 16th

Thank you.

Jami Bonner
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4005 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
www.waxahachie.com



(5i)

Memorandum

To: Honorable Mayor and City Council

From: Robert Brown, City Attorney

Thru: Michael Scott, City Manager

Date: March 6, 2023

Re: Consider authorizing the City Manager to execute on behalf of the City settlement documentation for the marketing, sale and dispensing of opioids, and to take all actions incident and related thereto.

Recommended Motion: "I move to authorize the City Manager to execute on behalf of the City settlement documentation relative to the State of Texas' and other governmental entities' litigation against Allergan, CVS, Walmart and Walgreens for the marketing, sale and dispensing of opioids."

Item Description: Consider authorizing the City Manager to execute on behalf of the City settlement documentation relative to the State of Texas' and other governmental entities' litigation against Allergan, CVS, Walmart and Walgreens for the marketing, sale and dispensing of opioids, and to take all actions incident and related thereto.

Item Summary: Several years ago, the State of Texas, along with a broad coalition of states and political subdivisions from across the country, sued three (3) major opioid distributors—McKesson, Cardinal Health and Amerisource Bergen—along with an opioid manufacturer, Johnson & Johnson—for their role in the national opioid crisis. Those manufacturers entered into a settlement agreement with the coalition of states and over governmental entities and upon the request and urging of the Office of the Texas Attorney General, most Texas local governments participated in the settlement. The City opted to participate

(5i)

in November 2021 through the passage of Resolution No. 1320, with the funds required to be utilized for opioid remediation purposes.


Similarly, the State of Texas and other coalition members have settled their cases against Allergan, CVS, Walmart and Walgreens relative to the marketing, sale and dispensing of opioids, in the following amounts: Allergan—\$135 million; CVS—\$304 million; Walmart—\$170 million; and Walgreens—\$340 million. Again, the Office of the Attorney General has strongly encouraged Texas political subdivisions to participate in the settlement, with settlement amounts for each political subdivision yet undetermined. Settlement amounts will be based upon the number of participating governmental entities, and proceeds will be spent on additional opioid remediation. The Attorney General's Office has indicated that settlement discussions are proceeding against numerous other defendants in the opioid industry. Detailed information about the State of Texas' opioid litigation efforts may be found on the Texas Attorney General's website.

Fiscal Impact: At the present time, the amount of funds to be received by the City is unknown.

(5j)



Memorandum

To: Honorable Mayor and City Council
From: Michael Scott, City Manager 
CC:
Date: February 22, 2023
Re: Garbage Collection Rates – CPI Increase

Recommended Motion: "I move to approve the 5% Consumer Price Index rate adjustment for trash and recycle service per the City's Waste Collections Contract with Waste Connections Lone Star, Inc."

Background: The City of Waxahachie entered into a five-year contract with Waste Connections in April of 2021. The contract provides for an annual inflationary rate adjustment that is tied to US Bureau of Labor Statistics Consumer Price Index for Garbage and Trash Collections. And when requested by Waste Connections, the City is obligated under contract to grant such rate adjustments.

On December 19, 2022, a formal letter was sent requesting the adjustment for the preceding twelve months. As you can see in the attached letter, the CPI actually exceeded the maximum allowable annual increase. As such, the rate adjustment is capped at 5%.

Fiscal Impact: This CPI rate adjustment will adjust all residential and commercial trash and recycle rates per the attached table. The adjustment will also similarly increase the City's collected franchise fees.

(5j)



WASTE CONNECTIONS
Connect with the Future®

City of Waxahachie
Attn: Mr. Michael Scott - City Manager
P.O. Box 757
Waxahachie, TX 75168

December 19, 2022

Re: Solid Waste and Recycling Collection, Hauling, and Disposal Contract

Dear Mr. Scott,

The agreement between the City of Waxahachie and Waste Connections provides consideration for annual adjustments to the rates for services reflecting any change in the US City Average (Garbage and Trash Collection) Consumer Price Index (CPI-U). The most recent data available from the Bureau of Labor Statistics reflects a 12 month change in the aforementioned CPI-U of 6.57%. A visual has been included for reference.

While we always do our best to keep expenses low, industry cost pressures have increased and we are formally requesting to adjust current rates by 5.00%, which is the maximum allowable rate adjustment per our agreement. This adjustment is requested to be effective April 1, 2023. The impact will be an adjustment in the residential base rate, for trash and recycle combined, from \$5.42/month to \$5.69/month (rates include franchise fee), representing an increase of \$0.27 per home. There will be a commensurate adjustment in all other services associated with the franchise agreement.

Please feel free to call me at 817-733-4221 with any questions or concerns about this proposed rate adjustment.

Thank you for your consideration in this matter.

Sincerely,

Bradley Wainscott
District Manager
Waste Connections

(5j)

Waste Connections Lone Star, Inc.

Rate Schedule - Effective 4/1/2023

City of Waxahachie

10% Franchise Fee is assessed on the below base rates

Service Description	Service Frequency	Current Rate Effective 4/1/2022	Proposed Rate Adjustment %	New Rates Effective 4/1/2023
MONTHLY RESIDENTIAL SERVICE				
Curbside Trash	Monthly	\$3.97	5.00%	\$4.17
Curbside Recycle	Monthly	\$0.90	5.00%	\$0.95
MONTHLY COMMERCIAL HAND COLLECT				
Commercial Cart	Weekly	\$11.13	5.00%	\$11.69
Commercial Cart	2 times per week	\$14.43	5.00%	\$15.15
Commercial Cart	3 times per week	\$17.73	5.00%	\$18.62
Commercial Cart	4 times per week	\$21.03	5.00%	\$22.08
Commercial Cart	5 times per week	\$24.33	5.00%	\$25.55
MONTHLY COMMERCIAL CONTAINER SERVICE				
2 Yd Container	Weekly	\$43.22	5.00%	\$45.38
2 Yd Container	2 times per week	\$82.10	5.00%	\$86.21
2 Yd Container	3 times per week	\$122.43	5.00%	\$128.55
2 Yd Container	4 times per week	\$161.31	5.00%	\$169.38
2 Yd Container	5 times per week	\$201.65	5.00%	\$211.73
2 Yd Container	6 times per week	\$244.86	5.00%	\$257.10
3 Yd Container	Weekly	\$57.61	5.00%	\$60.49
3 Yd Container	2 times per week	\$100.82	5.00%	\$105.86
3 Yd Container	3 times per week	\$158.45	5.00%	\$166.37
3 Yd Container	4 times per week	\$194.44	5.00%	\$204.16
3 Yd Container	5 times per week	\$266.46	5.00%	\$279.78
3 Yd Container	6 times per week	\$302.46	5.00%	\$317.58
4 Yd Container	Weekly	\$82.10	5.00%	\$86.21
4 Yd Container	2 times per week	\$154.12	5.00%	\$161.83
4 Yd Container	3 times per week	\$227.58	5.00%	\$238.96
4 Yd Container	4 times per week	\$259.26	5.00%	\$272.22
4 Yd Container	5 times per week	\$324.06	5.00%	\$340.26
4 Yd Container	6 times per week	\$385.79	5.00%	\$405.08
6 Yd Container	Weekly	\$118.11	5.00%	\$124.02
6 Yd Container	2 times per week	\$226.14	5.00%	\$237.45
6 Yd Container	3 times per week	\$331.62	5.00%	\$348.20
6 Yd Container	4 times per week	\$358.65	5.00%	\$376.58
6 Yd Container	5 times per week	\$443.62	5.00%	\$465.80
6 Yd Container	6 times per week	\$530.04	5.00%	\$556.54
6 Yd Compactor	Weekly	\$122.49	5.00%	\$128.61
6 Yd Compactor	2 times per week	\$244.97	5.00%	\$257.22
6 Yd Compactor	3 times per week	\$367.46	5.00%	\$385.83
6 Yd Compactor	4 times per week	\$489.95	5.00%	\$514.45
6 Yd Compactor	5 times per week	\$612.43	5.00%	\$643.05
6 Yd Compactor	6 times per week	\$734.92	5.00%	\$771.67
8 Yd Container	Weekly	\$129.62	5.00%	\$136.10
8 Yd Container	2 times per week	\$230.44	5.00%	\$241.96
8 Yd Container	3 times per week	\$345.67	5.00%	\$362.95
8 Yd Container	4 times per week	\$373.05	5.00%	\$391.70
8 Yd Container	5 times per week	\$458.03	5.00%	\$480.93
8 Yd Container	6 times per week	\$544.45	5.00%	\$571.67
8 Yd Compactor	Weekly	\$163.32	5.00%	\$171.49
8 Yd Compactor	2 times per week	\$326.63	5.00%	\$342.96
8 Yd Compactor	3 times per week	\$489.95	5.00%	\$514.45
8 Yd Compactor	4 times per week	\$653.26	5.00%	\$685.92
8 Yd Compactor	5 times per week	\$816.58	5.00%	\$857.41
8 Yd Compactor	6 times per week	\$979.89	5.00%	\$1,028.88

(5)

Waste Connections Lone Star, Inc.

Rate Schedule - Effective 4/1/2023

City of Waxahachie

10% Franchise Fee is assessed on the below base rates

Service Description	Service Frequency	Current Rate Effective 4/1/2022	Proposed Rate Adjustment %	New Rates Effective 4/1/2023
10 Yd Container	Weekly	\$162.03	5.00%	\$170.13
10 Yd Container	2 times per week	\$288.05	5.00%	\$302.45
10 Yd Container	3 times per week	\$432.08	5.00%	\$453.68
10 Yd Container	4 times per week	\$466.31	5.00%	\$489.63
10 Yd Container	5 times per week	\$572.54	5.00%	\$601.17
10 Yd Container	6 times per week	\$680.56	5.00%	\$714.59
ROLL OFF CONTAINER SERVICE				
Open Top:				
20 Yd Container	Per Occurrence	\$279.54	5.00%	\$293.52
30 Yd Container	Per Occurrence	\$359.37	5.00%	\$377.34
40 Yd Container	Per Occurrence	\$409.81	5.00%	\$430.30
Compactor:				
28 Yd Self-Contained	Per Occurrence	\$353.20	5.00%	\$370.86
30 Yd Self-Contained	Per Occurrence	\$400.71	5.00%	\$420.75
35 Yd Self-Contained	Per Occurrence	\$448.21	5.00%	\$470.62
42 Yd Receiver	Per Occurrence	\$467.53	5.00%	\$490.91
Special Waste Open Top:				
20 Yd Container	Per Occurrence	\$448.36	5.00%	\$470.78
30 Yd Container	Per Occurrence	\$486.08	5.00%	\$510.38
40 Yd Container	Per Occurrence	\$523.80	5.00%	\$549.99
Rental:				
20 Yd Container	Per Day	\$4.31	5.00%	\$4.53
30 Yd Container	Per Day	\$4.43	5.00%	\$4.65
40 Yd Container	Per Day	\$4.57	5.00%	\$4.80
28 Yd Self-Contained	Monthly	\$201.29	5.00%	\$211.35
30 Yd Self-Contained	Monthly	\$207.52	5.00%	\$217.90
35 Yd Self-Contained	Monthly	\$213.74	5.00%	\$224.43
42 Yd Receiver	Monthly	\$141.15	5.00%	\$148.21
Open Top Delivery	Per Occurrence	\$78.58	5.00%	\$82.51
Dry Run	Per Occurrence	\$123.43	5.00%	\$129.60
Exchange/Swap	Per Occurrence	\$123.43	5.00%	\$129.60
Walking Floor	Per Occurrence	\$933.80	5.00%	\$980.49
Flat Bed	Per Occurrence	\$760.45	5.00%	\$798.47
EXTRA COLLECTION AND OTHER SERVICE OPTIONS				
2 Yd Container Extra Pick up	Per Occurrence	\$9.98	5.00%	\$10.48
3 Yd Container Extra Pick up	Per Occurrence	\$13.31	5.00%	\$13.98
4 Yd Container Extra Pick up	Per Occurrence	\$18.96	5.00%	\$19.91
6 Yd Container Extra Pick up	Per Occurrence	\$27.27	5.00%	\$28.63
6 Yd Compactor Extra Pick up	Per Occurrence	\$29.86	5.00%	\$31.35
8 Yd Container Extra Pick up	Per Occurrence	\$29.93	5.00%	\$31.43
8 Yd Compactor Extra Pick up	Per Occurrence	\$39.81	5.00%	\$41.80
10 Yd Container Extra Pick up	Per Occurrence	\$37.42	5.00%	\$39.29
Additional Cart (Trash or Recycle)	Monthly	\$4.71	5.00%	\$4.95
Household Hazardous Waste	Monthly	\$1.10	5.00%	\$1.16
Pink Tag	Per Occurrence	\$0.71	5.00%	\$0.75
Unusual Accumulation - Vehicle Rate/Hour	Per Occurrence	\$100.58	5.00%	\$105.61
Unusual Accumulation - Disposal Fee/Yd	Per Occurrence	\$12.57	5.00%	\$13.20

(5)

CPI for All Urban Consumers (CPI-U)

Series Title	Garbage and trash collection in U.S. city average, all urban consumers, seasonally adjusted		
Series ID	CUSR0000SEHG02		
Seasonality	Seasonally Adjusted		
Survey Name	CPI for All Urban Consumers (CPI-U)		
Measure Data Type	Garbage and trash collection		
Area	U.S. city average		
Item	Garbage and trash collection		
Year	Period	Label	Observation Value

2020	M01	2020 Jan	491.003
2020	M02	2020 Feb	494.429
2020	M03	2020 Mar	495.288
2020	M04	2020 Apr	494.432
2020	M05	2020 May	494.946
2020	M06	2020 Jun	496.679
2020	M07	2020 Jul	498.564
2020	M08	2020 Aug	500.882
2020	M09	2020 Sep	501.756
2020	M10	2020 Oct	503.315
2020	M11	2020 Nov	504.970
2020	M12	2020 Dec	508.190
2021	M01	2021 Jan	512.722
2021	M02	2021 Feb	517.270
2021	M03	2021 Mar	518.505
2021	M04	2021 Apr	518.579
2021	M05	2021 May	516.440
2021	M06	2021 Jun	517.202
2021	M07	2021 Jul	521.185
2021	M08	2021 Aug	524.408
2021	M09	2021 Sep	529.934
2021	M10	2021 Oct	530.114
2021	M11	2021 Nov	529.053
2021	M12	2021 Dec	532.538
2022	M01	2022 Jan	533.078
2022	M02	2022 Feb	538.313
2022	M03	2022 Mar	540.719
2022	M04	2022 Apr	542.564
2022	M05	2022 May	544.546
2022	M06	2022 Jun	547.554
2022	M07	2022 Jul	548.187
2022	M08	2022 Aug	548.706
2022	M09	2022 Sep	558.254
2022	M10	2022 Oct	561.090
2022	M11	2022 Nov	563.816

YoY Change	34.76
% Change	6.57%
Proposed	5.00%

(5K)



Memorandum

To: Honorable Mayor and City Council
From: Joe Wiser, Chief of Police
Thru: Michael Scott, City Manager
Date: March 1, 2023
Re: 2022 Racial Profiling Analysis

The Waxahachie Police Department has completed its data analysis on citizen contacts. State law requires that each police agency keep records of any traffic stop that results in a citation or arrest in an effort to identify any racial profiling that might be occurring.

The Waxahachie Police Department is committed to providing the highest level of police service to the community without any racial bias. The enclosed report will illustrate the efforts of the police department and will show that we do not engage in racial profiling.

The data in the report has been collected, submitted to the State, and now submitted to the governing body as required per Section 2.132 of the Texas Code of Criminal Procedure.

Please feel free to contact me if you have any questions regarding the report.

(5K)

WAXAHACHIE POLICE DEPARTMENT



2022 CITIZEN CONTACT REPORT

February 25, 2023

(5K)

Executive Summary

Article 2.132 (7) of the Texas Code of Criminal Procedure requires the annual reporting to the local governing body of data collected on the race or ethnicity of individuals stopped and issued citations or arrested for traffic violations and whether or not those individuals were searched.

The analysis of material and data from the Waxahachie Police Department revealed the following:

The analysis of statistical information from WPD reveals that there are not any indications of systemic racial profiling by the department.

The WPD is in full compliance with applicable Texas law concerning the prohibition of racial profiling.

This report was prepared for the Waxahachie Police Department by:



Introduction

The Waxahachie Commitment

The Waxahachie Police Department is committed to being the very finest of police departments. The department actively seeks to improve, train, and develop its employees in order to provide the best service to our citizens and visitors. The police department is committed to being unbiased in policing and to police in a fair manner.

Accreditation

The Waxahachie Police Department is an accredited agency. There are only 180 accredited agencies in the State while there are more than 2,700 law enforcement agencies in the State. Waxahachie is committed to being the best and has been accredited for the past twelve years. They are committed to continuing their involvement in the accreditation program and performing to the standards in the accreditation program.

Training

The Waxahachie Police Department provides more than twice the required training to its police officers. The State mandates certain training and the Waxahachie Police Department doubles that training standard. Each year, the department develops a 30-40 hour curriculum that addresses required training, desired training and training on current issues. The result is better trained officers, and better service to the citizens and visitors of Waxahachie.

Use of Force Review

As part of the accreditation program and their commitment to excellence, the Waxahachie Police Department reviews every incident involving the use of force. Each incident is detailed on a separate report and reviewed by every supervisor in the involved officer's chain of command. The incident is reviewed from multiple aspects. First, it is reviewed to determine if the actions were within law and within policy. Second, the incident is reviewed to determine if better tactics could have been utilized. The involved officer(s) is then corrected, coached, or commended for the actions.

Implicit Bias/Unconscious Bias

We recognize that racial profiling is based on implicit or unconscious bias. The Waxahachie Police Department has provided implicit bias training to every officer and is bringing in an outside specialist this year to enhance that training. Every new officer receives this training before they begin working on the streets. This is another aspect of the overall Waxahachie training program.

In-Car Video – Body Cameras

The Waxahachie Police Department equips every Patrol vehicle with an in-car video camera and every Patrol officer with a body camera. The department implemented the use of body cameras before there was public demand for them. While expensive, the department feels that the investment is worthwhile to build public trust and reinforce accountability.

Citizen Contact Report

This report details an analysis of the Waxahachie Police Department's statistical information on citizen contacts for the year 2022. According to the State of Texas, "race" means "of a particular descent, including Caucasian, African, Hispanic, Asian, or Native American descent". For purposes of this report, these categories or definitions are used. Note that the State does not allow for multi-race individuals or an "Other" category.

This report has been prepared to specifically comply with Article 2.132 (7) of the Texas Code of Criminal Procedure regarding the compilation and analysis of citizen contacts data. In 2017, the State changed the requirements of the racial profiling reports to include more information than was previously reported. In 2020, we were notified by the Texas Commission on Law Enforcement (TCOLE) that there were portions of the law that had been misinterpreted and would now require additional data. The full copies of the applicable laws and regulations pertaining to this report are contained in Appendix A.

This report is divided into four analytical sections: WPD's policy on racial profiling; WPD's training and education on racial profiling; WPD's complaint process and public education on racial profiling; and analysis of statistical data on citizen contacts.

For the purposes of this report and analysis, the following definition of racial profiling is used: Racial profiling means a law enforcement-initiated action based on an individual's race, ethnicity, or national origin rather than on the individual's behavior or on information identifying the individual as having engaged in criminal activity (Texas CCP Article 3.05).

The demographic information contained in this report was taken from the demographic profile from the 2020 census. Waxahachie demographic information was compared to Ellis County information and nearby cities for analytical and comparison purposes.

The greatest challenge in presenting meaningful numbers is using an appropriate comparison. Census data is the most readily available data that identifies the demographics of the city and county. However, the accuracy of census data is always questioned and even if accurate in the beginning, the data becomes aged and out of date as the decade progresses. Since the data is only collected every ten years, the data becomes less and less accurate with each passing year.

Even if the census data is fresh, there are still questions about the accuracy of the data. In some of the data, the numbers do not add up. The Census Bureau considers Hispanics to be a culture and not a race, so there are White Hispanics and Black Hispanics. This can cause some individuals to be counted twice, depending on how the individual completes the Census survey form. On the other hand, the State of Texas considers "Hispanic" to be a race. However, the State does not provide any census data based on their definitions of race.

Other challenges related to the statistical comparisons relate to the percentage of contacts with residents vs. non-residents vs. regional visitors, etc. We have several

(5k)

major thoroughfares through Waxahachie and many people who are stopped for traffic violations do not live in the city or the county.

Through the Waxahachie Chamber of Commerce, we found that for every person that comes to Waxahachie and spends money, the ratio of non-residents to residents is 2:1. In other words, 66% of the people spending money in Waxahachie are coming from outside the city. This shows us that out of town visitors are not only travelling on the major thoroughfares but also on secondary roads and streets throughout the city. While some events in the city draw visitors from outside of the State, most visitors are going to be from surrounding communities. The census data from those communities are included in our review to determine if the racial makeup of those communities is similar to Waxahachie. As the data shows, there are significant racial differences in nearby communities.

The population and race statistics are shown below for both the city of Waxahachie and for Ellis County. We not only reviewed the data from the U.S. Census data but also data from the American Community Survey. The American Community Survey data shows similar results but illustrate slightly different numbers. .

2020 Population – City of Waxahachie* US Census

Total Population	41,140	
	Caucasian (Not Hispanic)	58%
	African (Black)	14%
	Amer. Indian	1%
	Asian	1%
	Hispanic	26%
	Two or more races	14%
	Pacific Island	0%

2020 Population – Ellis County* US Census

Total Population	192,455	
	Caucasian (Not Hispanic)	55%
	African (Black)	14%
	Amer. Indian	1%
	Asian	1%
	Hispanic	28%
	Two or more races	2%
	Pacific Island	0%

(5K)

Data from the American Community Survey 2021 shows the following data.

Waxahachie	39,815			
Two Races	5,729	14%		
White	29,311	74%	19092*	48%*
Black	5,305	13%		
Amer. Indian	142	0%		
Asian	381	1%		
Pacific Island	9	0%		
Other	1,884	5%		
Hispanic	10,219	26%		

*White data adjusted to remove Hispanics, assuming that all Hispanics were counted in the White category.

Ellis County	202,678			
Two Races	30,560	15%		
White	118,485	58%	61,596*	30%*
Black	27,963	14%		
Amer. Indian	678	0%		
Asian	1,877	1%		
Pacific Island	0	0%		
Other	23,115	11%		
Hispanic	56,889	28%		

*White data adjusted to remove Hispanics, assuming that all Hispanics were counted in the White category.

Due to the fact that 66% of individuals spending money in Waxahachie are non-residents, we reviewed the population data from nearby communities where the majority of Waxahachie visitors would be coming from. The following data represents nearby communities that would be coming to Waxahachie on a regular basis.

Red Oak	Total Population	14,222
	Two Races	10%
	White	39%
	Black	33%
	Amer. Indian	1%
	Asian	2%
	Pacific Island	0%
	Hispanic	21%

(5K)

DeSoto	Total Population	56,145
	Two Races	6%
	White	11%
	Black	67%
	Amer. Indian	0%
	Asian	1%
	Pacific Island	0%
	Hispanic	18%

Duncanville	Total Population	40,706
	Two Races	6%
	White	23%
	Black	31%
	Amer. Indian	0%
	Asian	2%
	Pacific Island	0%
	Hispanic	42%

Cedar Hill	Total Population	49,148
	Two Races	6%
	White	17%
	Black	52%
	Amer. Indian	0%
	Asian	3%
	Pacific Island	0%
	Hispanic	25%

Midlothian	Total Population	35,125
	Two Races	7%
	White	71%
	Black	9%
	Amer. Indian	0%
	Asian	1%
	Pacific Island	0%
	Hispanic	16%

In addition to the above listed communities, we also reviewed the data from Dallas County due to the fact that most outside visitors to Waxahachie would be coming from Dallas County. Dallas County is adjacent to Ellis County and has the most population near Waxahachie as compared to any other adjacent county.

(5k)

Dallas County	Total Population	2,613,539
	Two Races	2%
	White	27%
	Black	24%
	Amer. Indian	1%
	Asian	7%
	Pacific Island	0%
	Hispanic	41%

The State of Texas has defined "Race or ethnicity" as the following categories: Alaska Native or American Indian; Asian or Pacific Islander; black; white; and Hispanic or Latino. Since the State is requiring the reporting, we are required to use their definition but for comparison purposes, we must use Census data and their definitions. The State does not include a category of "Other" or consider Two Races or more.. Therefore, a portion of the population has to be grouped into one of the defined categories resulting in an inaccuracy of data.

Another issue to consider when reviewing the data is that our population is constantly growing and changing. In the decade of 2010-2020, Texas was the largest growing state in the United States. Ellis County grew from 150,408 in 2010 to 202,678 in 2021, experiencing a 34.8% growth.

PART I. WPD POLICY

Waxahachie Police Department Policy on Racial Profiling

A review of WPD policies reveal that the department has adopted policies to be in compliance with Article 2.132 of the Texas Code of Criminal Procedure. There are seven specific requirements mandated by Article 2.132 that a law enforcement agency must address. All seven are clearly covered in Departmental policies. The General Orders provide clear direction that any form of racial profiling is prohibited and that officers found engaging in inappropriate profiling may be disciplined up to and including termination. The policies also provide a very clear statement of the agency's philosophy regarding equal treatment of all persons regardless of race, ethnicity, or social status. Appendix B lists the applicable statute and corresponding General Orders. Specifically, however, Policy 3.08 states in part:

II. POLICY:

4. **POLICING IMPARTIALY** – Investigative detentions, traffic stops, arrests, searches, and property seizures by officers will be based on a standard of reasonable suspicion or probable cause in accordance with the Fourth

(5K)

Amendment of the U.S. Constitution. Officers must be able to articulate specific facts and circumstances that support reasonable suspicion or probable cause for investigative detentions, traffic stops, arrests, nonconsensual searches, and property seizures.

- B. Race/ethnicity will never be used as the sole basis for probable cause or reasonable suspicion. Officers may take into account the reported race or ethnicity of a specific suspect or suspects based on trustworthy, locally relevant information that links a person or persons of a specific race/ethnicity to a particular unlawful incident(s).

III. DEFINITIONS

- 4. **BIAS BASED PROFILING** - Means a law enforcement-initiated action based on an individual's race, ethnicity, national origin, gender, sexual orientation, religion, economic status, age, cultural group, or other identifiable group, rather than on the individual's behavior or on information identifying the individual as having engaged in criminal activity.
- B. **RACIAL PROFILING** means a law enforcement-initiated action based on an individual's race, ethnicity, or national origin rather than on the individual's behavior or on information identifying the individual as having engaged in criminal activity.

IV. PROCEDURES

- A. **PROHIBITED** – The Waxahachie Police Department strictly prohibits police officers employed by this agency to engage in acts of racial profiling or bias based profiling as defined above.

B. PREVENTING PERCEPTIONS OF BIASED POLICING

- 1. In an effort to prevent inappropriate perceptions of biased law enforcement, each officer shall do the following when conducting pedestrian and vehicle stops:
 - a. Be courteous and professional.
 - b. Introduce yourself to the citizen (providing name and agency affiliation), and state the reason for the stop as soon as practical, unless providing this information will compromise officer or public safety.
 - c. Ensure that the detention is no longer than necessary to take appropriate action for the known or suspected offense, and that the citizen understands the purpose of reasonable delays.
 - d. Answer any questions the citizen may have, including explaining options for traffic citation disposal, if relevant.

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- e. Provide your name and I.D. number when requested, in writing or on a business card.
- f. Apologize and/or explain if you determine that the reasonable suspicion was unfounded (i.e., after an investigatory stop).

C. COMPLIANCE

1. Each officer will receive training in racial profiling so that they are aware of the issues, the impact on policing and the negative impact on society.
2. Violations of this policy shall result in disciplinary action as set forth in the department's rules and regulations.

D. SUPERVISION & ACCOUNTABILITY Supervisors shall ensure that all personnel in their command are familiar with the content of this policy and are operating in compliance with it.

E. COMPLAINT & INVESTIGATION PROCESS

1. The department will receive and investigate Racial Profiling or Bias Based Profiling complaints in accordance with the State law requirements and applicable departmental procedures and rules concerning the receiving and investigation of citizen complaints.
2. The department shall accept complaints from any person who believes he or she has been stopped or searched based on bias profiling or racial, ethnic or national origin profiling. No person shall be discriminated against because he or she filed such a complaint.
3. Any employee who receives an allegation of racial profiling or bias profiling, including the officer who initiated the stop, shall record the person's name, address, and telephone number, and forward a complaint through the appropriate channel or direct the individual(s) to whom they may see. Any employee contacted shall provide to that person a copy of a complaint form or the instructions of the department's process for filing a complaint. All employees will report any allegation of racial profiling to their superior as soon as possible.
4. Investigation of a complaint shall be conducted in a thorough and timely manner. Complaints will be acknowledged in writing to the initiator who will receive disposition regarding said complaint within a reasonable period of time. The investigation shall be reduced to writing and any reviewer's comments or conclusions shall be filed with the chief of police and/or his designee. When applicable, findings and/or suggestions for disciplinary action, retraining, or changes in departmental policy shall be filed and approved by the Chief of Police.
5. If a bias or racial profiling complaint is sustained against any member of the department, it will result in the appropriate corrective and/or disciplinary action, up to and including employment termination.
6. If there is a departmental video or radio recording of the events upon which a complaint of racial profiling is based, upon commencement of an investigation by this department into the complaint and by written request of the accused employee, this department will provide a copy of the recording to that employee.

F. PUBLIC EDUCATION DENOUNCING RACIALLY BASED POLICING

1. This department will inform the public of its statement of policy denouncing racial profiling.
2. Inform the public concerning the complaint process.
3. Methods that may be utilized to inform the public are publications, news media, website, radio service, or civic presentations, and electronic media formats.

G. CITATION DATA COLLECTION & REPORTING

1. An officer is required to collect information relating to traffic stops in which a citation or warning is issued and to arrests made as a result of those stops. On the citation officers must include:
 - a. The violator's race or ethnicity;
 - b. Whether a search was conducted or not;
 - c. Was the search consensual; and
 - d. Whether physical force was used that resulted in bodily injury;
 - e. Whether race was known prior to stop.
 - f. The location of the stop
 - g. The reason for the stop

H. ANNUAL REPORTING

1. By March of each year, the Chief of Police shall submit a report to the City Council that includes the information gathered by the citations. The report will include information related to the data collected as defined above in H.1 "Citation Data Collection and Reporting".

I. USE OF VIDEO AND AUDIO EQUIPMENT

1. Each motor vehicle regularly used by this department to make traffic and pedestrian stops is equipped with a video camera and transmitter-activated equipment; and
2. Each traffic and pedestrian stop made by an officer of this department that is capable of being recorded by video and audio as appropriate is recorded.
3. This department shall retain the video recorded traffic and pedestrian stops for at least ninety (90) days after the date of the stop. If a complaint is filed with this department alleging that an officer has engaged in racial profiling with respect to a traffic or pedestrian stop, this department shall retain the video recording of the stop until final disposition of the complaint.
4. Supervisors will ensure officers of this department are recording their traffic and pedestrian stops. Recordings will be routinely reviewed by supervisors and logged on the Video Camera Review Log. A minimum of three videos every six months for each officer will be reviewed.

PART 2 – TRAINING

Waxahachie Police Department Training and Education on Citizen Contacts

Texas Occupation Code § 1701.253 and § 1701.402 require that curriculum be established and training certificates issued on citizen contacts for all Texas Peace officers. Documentation provided by WPD reveals that citizen contacts training and certification has occurred and has either been provided to all officers in the department or is being obtained for new officers. New officers are typically trained as they are hired.

As mentioned in the introduction, each year, the Waxahachie Police Department develops a 40-hour training curriculum for all officers, thus doubling the amount of training that is required by TCOLE. Last year's curriculum included Implicit Bias training and each new officer is now given that training.

PART 3 – COMPLAINT PROCESS

Waxahachie Police Department Complaint Process and Public Education on Citizen Contacts

Article 2.132 §2(b)3-4 of the Texas Code of Criminal Procedure requires that law enforcement agencies implement a complaint process on citizen contacts and that the agency provide public education on the complaint process. The department has prepared a brochure on the citizen complaint process which includes a specific section on citizen contacts. The brochure is clearly written and provides detailed information on the process and whom to contact to file a complaint.

Waxahachie Police Department Video Review

In accordance with State mandates, the Waxahachie Police Department regularly reviews video footage captured by cameras installed in the patrol vehicles. The footage is chosen randomly and a log is maintained documenting the review. In addition to random viewing, the footage is reviewed when related to complaints or evidence. There were no violations of racial profiling prohibitions found during this process. The 2022 video review log is attached to this report.

PART 4 – DATA ANALYSIS

Waxahachie Police Department Statistical Data on Citizen Contacts

Article 2.132(b)6 requires that law enforcement agencies collect statistical information on traffic stops and detentions with specific information on the race of the person stopped. In addition, information concerning searches of persons and whether or not the search was based on consent or probable cause is also collected.

201.76 Analysis of Traffic Stops

Waxahachie Police Officers made a total of 20,855 traffic stops or contacts during 2022. Figure 1 depicts the percentages of people detained by race. As can be seen, the percentages of those stopped are closely reflected by the percentages of the Waxahachie population. For example, 26% of Waxahachie is Hispanic and 23% of the traffic stops were Hispanic drivers. In this case, the percentage of Hispanics stopped is slightly lower than the local population percentage. African/Americans make up 13% of Waxahachie and 24% of traffic stops were African/American drivers. Caucasians make up 58% of the population in Waxahachie and the percentage of traffic stops for Caucasians was 51%. It would be highly unlikely that the racial percentages of traffic stops matched the community racial makeup. However, in reviewing the statistics, there is no indication that racial profiling is occurring. The statistical differences may be due to any number of factors.

It should be noted that the race of drivers is determined by the officer's perception. The law allows for the determination to be made by either perception or by asking. However, it is generally believed that asking for the person's race would often result in an argument or confrontation due to the issue of race being brought up by the officer. In reality, if an officer was engaging in profiling it would be based on perception anyway, so using perception as a determination is appropriate.

It is important to note that in 95% of traffic stops, the officer does not know the race of the individual when the stop is initiated. The race of the individual is not observed until actual contact is made.

Figure 1

Traffic stops – Overall Total 20,855

	Caucasian	Asian	Hispanic	African/ Black	Amer. Indian	Two Races	
Total Contacted	10717	142	4790	5094	112		
Percentage	51%	1%	23%	24%	1%		
Waxahachie Population	58%	1%	26%	13%	0%	7%	
Ellis Population	55%	1%	28%	14%	1%	2%	

As previously noted, officers do not stop only city residents or County residents. They often stop individuals who live outside of the County. The major thoroughfares in Waxahachie bring county, regional, and out-of-state residents through the city. However, the use of city and county population data is most appropriate because these residents would have the highest likelihood of using Waxahachie roadways. Using the city and county population data, percentage of traffic stops by race appear both expected and understandable.

(5K)

2022 Analysis of Searches

The State statute requires police departments to capture data related to searches. Unfortunately, the statute does not define "search". The term "search" can mean different things to different people and the term can mean one thing to law enforcement and another to citizens. The definitions listed below are the terms and definitions relative to law enforcement.

Frisk – a "frisk" is used when an officer has a reasonable suspicion that the individual may be armed or may have a weapon within reach in the vehicle. The frisk may involve the person or it may involve the vehicle. The officer can check for weapons in those areas of a vehicle that are within reach of the vehicle occupant. This is not considered a "search" by law enforcement but might be considered a search by the vehicle occupant.

Vehicle Search – a complete search of a vehicle based on probable cause or consent. If an officer has probable cause to be belief that there is contraband or evidence in a vehicle, the officer may search the vehicle. The vehicle occupant can also give consent for the officer to search the vehicle regardless whether probable cause exists.

Vehicle Inventory – a vehicle inventory is conducted after an individual is arrested to ensure the safekeeping of any valuables in the vehicle. The department is responsible for the vehicle and its contents after an individual is arrested out of that vehicle. The inventory is not considered a search by law enforcement but may be considered a search by the vehicle owner.

Search incident to arrest – This search refers to a search of an individual after they have been arrested. The Courts have recognized that it is necessary to search individuals after they are arrested to ensure the safety of the officers and the security of the jail facility.

It should be noted that it is common to have multiple searches in a single event. The event could start with a vehicle search that results in an arrest. Then, the individual would be searched incident to the arrest and the vehicle would be inventoried prior to being towed. In this instance, there would be three identifiable searches conducted.

The table below reports the summaries for the total number of persons searched subsequent to being stopped by WPD for traffic offenses and either cited to court or searched prior to being arrested. Individuals are searched after being stopped for a variety of reasons. Officers may be concerned for their personal safety (the possibility of a weapon), they may have probable cause that a crime has been committed and the person stopped is concealing evidence of the crime, or they may only have a suspicion of a criminal offense and request consent from the person to search the person or vehicle.

(5K)

Figure 2

The tables below show that 1,368 searches were conducted and there was contraband found in 469 of those searches.

Search Conducted?	
Yes	1,368
No	19,487
	20,855

Reason for Search	
Consent	518
Plain View	34
Probable Cause	770
Inventory	12
Incident to arrest	34
	1,368*

Contraband	
Yes	469
No	899
	1,368
Type of Contraband	
Alcohol	59
Currency	11
Drugs	348
Other	36
Weapons	15
Stol. Property	0
	469

*Some search data (124) did not include authorization data so this number was distributed proportionately into the other categories.

Recent legislation changes require that agencies submit specified data to the Texas Commission on Law Enforcement (TCOLE). The data submitted is as follows:

(5K)

TCOLE Submitted Data

MOTOR VEHICLE RACIAL PROFILING INFORMATION

1. STOPS

1. *TOTAL STOPS: 20855

2. STREET ADDRESS OR APPROXIMATE LOCATION OF THE STOP - CCP

2.132(B)(6)(E), 2.133(B)(7)

1. *CITY STREET: 13857
2. *US HIGHWAY: 6157
3. *STATE HIGHWAY: 731
4. *COUNTY ROAD: 56
5. *PRIVATE PROPERTY OR OTHER: 54

3. WAS RACE OR ETHNICITY KNOWN PRIOR TO STOP? - CCP 2.132(B)(6)(C)

1. *YES: 1082
2. *NO: 19773

4. RACE OR ETHNICITY - CCP 2.132(A)(3), 2.132(B)(6)(A), 2.133(B)(1)(B)

1. *ALASKA NATIVE/AMERICAN INDIAN: 112
2. *ASIAN/PACIFIC ISLANDER: 142
3. *BLACK: 5094
4. *WHITE: 10717
5. *HISPANIC/LATINO: 4790

5. GENDER - CCP 2.133(B)(1)(A)

1. *FEMALE: 7938
1. *ALASKA NATIVE/AMERICAN INDIAN: 29
2. *ASIAN/PACIFIC ISLANDER: 58

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3. *BLACK:	1984
4. *WHITE:	4388
5. *HISPANIC/LATINO:	1479
2. *MALE:	12917
1. *ALASKA NATIVE/AMERICAN INDIAN:	83
2. *ASIAN/PACIFIC ISLANDER:	84
3. *BLACK:	3110
4. *WHITE:	6329
5. *HISPANIC/LATINO:	3311

6. REASON FOR STOP? - CCP 2.132(B)(6)(F), 2.133(B)(2)

1. *VIOLATION OF LAW:	1630
1. *ALASKA NATIVE/AMERICAN INDIAN:	3
2. *ASIAN/PACIFIC ISLANDER:	7
3. *BLACK:	405
4. *WHITE:	832
5. *HISPANIC/LATINO:	383
2. *PREEXISTING KNOWLEDGE:	601
1. *ALASKA NATIVE/AMERICAN INDIAN:	1
2. *ASIAN/PACIFIC ISLANDER:	3
3. *BLACK:	164
4. *WHITE:	304
5. *HISPANIC/LATINO:	129
3. *MOVING TRAFFIC VIOLATION:	11521
1. *ALASKA NATIVE/AMERICAN INDIAN:	80
2. *ASIAN/PACIFIC ISLANDER:	112
3. *BLACK:	2645
4. *WHITE:	6013
5. *HISPANIC/LATINO:	2671
4. *VEHICLE TRAFFIC VIOLATION:	7103
1. *ALASKA NATIVE/AMERICAN INDIAN:	28

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2. *ASIAN/PACIFIC ISLANDER:	20
3. *BLACK:	1880
4. *WHITE:	3568
5. *HISPANIC/LATINO:	1607

7. WAS A SEARCH CONDUCTED? - CCP 2.132(B)(6)(B), 2.133(B)(3)

1. *YES:	1368
1. *ALASKA NATIVE/AMERICAN INDIAN:	3
2. *ASIAN/PACIFIC ISLANDER:	3
3. *BLACK:	461
4. *WHITE:	580
5. *HISPANIC/LATINO:	321
2. *NO:	19487
1. *ALASKA NATIVE/AMERICAN INDIAN:	109
2. *ASIAN/PACIFIC ISLANDER:	139
3. *BLACK:	4633
4. *WHITE:	10137
5. *HISPANIC/LATINO:	4469

8. REASON FOR SEARCH?

1. *CONSENT:	518	CCP 2.132(B)(6)(B), 2.133(B)(3)
1. *ALASKA NATIVE/AMERICAN INDIAN:	2	
2. *ASIAN/PACIFIC ISLANDER:	3	
3. *BLACK:	98	
4. *WHITE:	280	
5. *HISPANIC/LATINO:	135	
2. *CONTRABAND:	34	CCP 2.133(B)(5)(A)
1. *ALASKA NATIVE/AMERICAN INDIAN:	1	
2. *ASIAN/PACIFIC ISLANDER:	0	
3. *BLACK:	14	
4. *WHITE:	12	

(5K)

5. *HISPANIC/LATINO:	7
3. *PROBABLE CAUSE:	770 CCP 2.133(B)(5)(B)
1. *ALASKA NATIVE/AMERICAN INDIAN:	0
2. *ASIAN/PACIFIC ISLANDER:	0
3. *BLACK:	339
4. *WHITE:	262
5. *HISPANIC/LATINO:	169
4. *INVENTORY:	12 CCP 2.133(B)(5)(73)
1. *ALASKA NATIVE/AMERICAN INDIAN:	0
2. *ASIAN/PACIFIC ISLANDER:	0
3. *BLACK:	6
4. *WHITE:	6
5. *HISPANIC/LATINO:	0
5. *INCIDENT TO ARREST:	34 CCP 2.133(B)(5)(C)
1. *ALASKA NATIVE/AMERICAN INDIAN:	0
2. *ASIAN/PACIFIC ISLANDER:	0
3. *BLACK:	10
4. *WHITE:	14
5. *HISPANIC/LATINO:	10

9. WAS CONTRABAND DISCOVERED? - CCP 2.133(B)(4)

1. *YES:	469
1. *ALASKA NATIVE/AMERICAN INDIAN:	1
1. FINDING RESULTED IN ARREST - YES:	1
2. FINDING RESULTED IN ARREST - NO:	0
2. *ASIAN/PACIFIC ISLANDER:	0
1. FINDING RESULTED IN ARREST - YES:	0
2. FINDING RESULTED IN ARREST - NO:	0
3. *BLACK:	177
1. FINDING RESULTED IN ARREST - YES:	177
2. FINDING RESULTED IN ARREST - NO:	0

(5K)

4. *WHITE:	191
1. FINDING RESULTED IN ARREST - YES:	191
2. FINDING RESULTED IN ARREST - NO:	0
5. *HISPANIC/LATINO:	100
1. FINDING RESULTED IN ARREST - YES:	100
2. FINDING RESULTED IN ARREST - NO:	0
2. *No:	899
1. *ALASKA NATIVE/AMERICAN INDIAN:	2
2. *ASIAN/PACIFIC ISLANDER:	3
3. *BLACK:	284
4. *WHITE:	389
5. *HISPANIC/LATINO:	221

10. DESCRIPTION OF CONTRABAND - CCP 2.133(B)(4)

1. *DRUGS:	348
1. *ALASKA NATIVE/AMERICAN INDIAN:	1
2. *ASIAN/PACIFIC ISLANDER:	0
3. *BLACK:	144
4. *WHITE:	137
5. *HISPANIC/LATINO:	66
2. *CURRENCY:	11
1. *ALASKA NATIVE/AMERICAN INDIAN:	0
2. *ASIAN/PACIFIC ISLANDER:	0
3. *BLACK:	3
4. *WHITE:	4
5. *HISPANIC/LATINO:	4
3. *WEAPONS:	15
1. *ALASKA NATIVE/AMERICAN INDIAN:	0
2. *ASIAN/PACIFIC ISLANDER:	0
3. *BLACK:	7
4. *WHITE:	4

(5K)

5. *HISPANIC/LATINO:	4
4. *ALCOHOL:	59
1. *ALASKA NATIVE/AMERICAN INDIAN:	0
2. *ASIAN/PACIFIC ISLANDER:	0
3. *BLACK:	16
4. *WHITE:	29
5. *HISPANIC/LATINO:	14
5. *STOLEN PROPERTY:	0
1. *ALASKA NATIVE/AMERICAN INDIAN:	0
2. *ASIAN/PACIFIC ISLANDER:	0
3. *BLACK:	0
4. *WHITE:	0
5. *HISPANIC/LATINO:	0
6. *OTHER:	36
1. *ALASKA NATIVE/AMERICAN INDIAN:	0
2. *ASIAN/PACIFIC ISLANDER:	0
3. *BLACK:	7
4. *WHITE:	17
5. *HISPANIC/LATINO:	12

11. RESULT OF STOP

1. *VERBAL WARNING:	13073	CCP 2.133(B)(8)
1. *ALASKA NATIVE/AMERICAN INDIAN:	65	
2. *ASIAN/PACIFIC ISLANDER:	97	
3. *BLACK:	3132	
4. *WHITE:	7044	
5. *HISPANIC/LATINO:	2735	
2. *WRITTEN WARNING:	489	
1. *ALASKA NATIVE/AMERICAN INDIAN:	6	
2. *ASIAN/PACIFIC ISLANDER:	3	
3. *BLACK:	106	

(5K)

4. *WHITE:	292
5. *HISPANIC/LATINO:	82
3. *CITATION: 6640 CCP 2.133(B)(8)	
1. *ALASKA NATIVE/AMERICAN INDIAN:	39
2. *ASIAN/PACIFIC ISLANDER:	41
3. *BLACK:	1594
4. *WHITE:	3134
5. *HISPANIC/LATINO:	1832
4. *WRITTEN WARNING AND ARREST: 0	
1. *ALASKA NATIVE/AMERICAN INDIAN:	0
2. *ASIAN/PACIFIC ISLANDER:	0
3. *BLACK:	0
4. *WHITE:	0
5. *HISPANIC/LATINO:	0
5. *CITATION AND ARREST: 86	
1. *ALASKA NATIVE/AMERICAN INDIAN:	1
2. *ASIAN/PACIFIC ISLANDER:	1
3. *BLACK:	28
4. *WHITE:	31
5. *HISPANIC/LATINO:	25
6. *ARREST: 567 CCP 2.133(B)(6)	
1. *ALASKA NATIVE/AMERICAN INDIAN:	1
2. *ASIAN/PACIFIC ISLANDER:	0
3. *BLACK:	234
4. *WHITE:	216
5. *HISPANIC/LATINO:	116

12. ARREST* BASED ON - CCP 2.133(B)(6)

1. *VIOLATION OF PENAL CODE: 244	
1. *ALASKA NATIVE/AMERICAN INDIAN:	1
2. *ASIAN/PACIFIC ISLANDER:	0

(5K)

3. *BLACK:	89
4. *WHITE:	103
5. *HISPANIC/LATINO:	51
2. *VIOLATION OF TRAFFIC LAW:	91
1. *ALASKA NATIVE/AMERICAN INDIAN:	0
2. *ASIAN/PACIFIC ISLANDER:	0
3. *BLACK:	30
4. *WHITE:	42
5. *HISPANIC/LATINO:	19
3. *VIOLATION OF CITY ORDINANCE:	0
1. *ALASKA NATIVE/AMERICAN INDIAN:	0
2. *ASIAN/PACIFIC ISLANDER:	0
3. *BLACK:	0
4. *WHITE:	0
5. *HISPANIC/LATINO:	0
4. *OUTSTANDING WARRANT:	232
1. *ALASKA NATIVE/AMERICAN INDIAN:	0
2. *ASIAN/PACIFIC ISLANDER:	0
3. *BLACK:	126
4. *WHITE:	74
5. *HISPANIC/LATINO:	32

*Some arrest data did not include reason for the arrest data so this number was distributed proportionately into the other categories.

13. WAS PHYSICAL FORCE USED DURING CONTACT?

CCP 2.132(B)(6)(D), 2.133(B)(9)

1. *YES:	36
1. *ALASKA NATIVE/AMERICAN INDIAN:	0
2. *ASIAN/PACIFIC ISLANDER:	0
3. *BLACK:	16
4. *WHITE:	18
5. *HISPANIC/LATINO:	2

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2. *No:	20819
1. *ALASKA NATIVE/AMERICAN INDIAN:	112
2. *ASIAN/PACIFIC ISLANDER:	142
3. *BLACK:	5078
4. *WHITE:	10699
5. *HISPANIC/LATINO:	4788

14. NUMBER OF COMPLAINTS OF RACIAL PROFILING

1. *TOTAL:	0
1. *RESULTED IN DISCIPLINARY ACTION:	0
2. *DID NOT RESULT IN DISCIPLINARY ACTION:	0

Analysis of Citizen Contacts Compliance by Waxahachie Police Department

The analysis shows that WPD is fully in compliance with all relevant Texas law concerning citizen contacts. Data on traffic stops revealed that while the percentage of traffic stops of some races may not align with the census, there is no indication that any racial profiling is occurring. The comparison percentages change when compared to the City of Waxahachie vs. Ellis County and vs. our nearby cities, but it demonstrates the difficulty in getting truly meaningful comparisons. Many drivers that we stop for traffic violations do not live in Waxahachie or Ellis County, thus making meaningful comparisons more difficult. We have several highways that travel through Waxahachie. Inter-State Highway 35 and Highway 287 both funnel residents from the entire area through the city. It is reasonable to assume that these individuals commit their share of traffic violations.

One statistic that does stand out is the percentage of male drivers stopped as compared to the number of female drivers. According to the National Highway Traffic Safety Administration (NHTSA), male drivers cause approximately 6.1 million vehicle accidents and female drivers cause 4.4 million vehicle accidents each year. In one year, male drivers are responsible for approximately 37,000 fatal crashes and female drivers are responsible for approximately 13,000 fatal accidents every year. Reviewing these statistics explain the disparity in traffic contacts. Statistically, male drivers engage in driving behavior that causes accidents more than female drivers. The result is that they get stopped more by the police.

Data Collection Issues

There are a variety of issues with any data collected on citizen contacts. First, although the law mandates collection, there are some variations in how the data is collected.

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Hence, there is wide variation in the reporting by law enforcement across the state. In our case, we use data from our Records Management System (RMS) since it has a module built into it to capture the required information for this report.

The determination of race is sometimes difficult and is left to the officer's opinion. Currently, race is not identified on a State of Texas driver's license. As previously discussed, asking a person for their race could create the perception of a bias. As a result, in compliance with the law, the officers of the Waxahachie Police Department determine race through their perception. Hence, each officer must code race as best they can based on physical appearance and surnames. Officers are required to use one of the choices provided by the State even though they may not feel that an individual fits into one of those categories.

The issue related to searches is also problematic. As mentioned previously, in any event there can be multiple searches. While the legislation is obviously requesting the recording of a single search, the officers conduct a multitude of searches related to one incident. There can be a probable cause search, a search incident to the arrest, and then, a vehicle search. In the end, the officer has to record a search for the data collection. There are other times where an individual gives consent to a search but in reality, the officer has probable cause to conduct the search anyway.

Finally, the law provides no standards by which to compare the data collected. It only states that a report will be provided to the legislative body. If a comparison is to be made, any statistics gathered must be compared to a variety of other measures and must consider regional and city variations. For example, this report compared Waxahachie statistics with the City, Ellis County, and surrounding cities in an attempt to show that although Waxahachie has certain percentages of various races, the same is not necessarily true for the county or the region. City population statistics do not consider the effect that a major arterial roadway connecting the region will have or the impact that the level of crime in a large retail area will have on decisions to detain or search. In short, a community that draws visitors from other areas might very well have higher rates of detentions and searches of minorities than is reflected in their actual population. This does not mean that the agency is racially profiling.

Summary

Statistics alone will never reveal whether police officers engage in racial profiling or not. The Waxahachie police department makes every effort to ensure that each officer is trained and held to high standards of conduct. As can be seen by the video review log, supervisors review an extensive number of traffic contacts to view officer performance. In the end, a police department has to rely on the ethics of its officers and the values instilled within the organization. This department has made significant efforts in hiring to have a department that is as racially diverse as the community, but it is challenging. The department has made strides in this area and will continue to improve the racial makeup of the department. In reality, the department has hired more minorities than the current staffing reflects due to the fact that some have left the department since being hired. We continue in our efforts and in our last hiring process, we recently had a group of applicants to take the written test that was 42% minority or female. Applicants

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know that the department values diversity and that minorities are welcome in the Waxahachie Police Department.

While the department has increased the minority representation in the department, it does not include officers who may have spouses of a different race or those officers that adopt children of a different race. The department has enough diversity and a strong enough department culture that any officer observing any racial profiling would report it. The Department also makes a concerted effort to ensure that minorities and females are included in the hiring process of applicants.

At some point in the past, the citizens of Waxahachie voted for the department to be governed by Civil Service rules and the hiring process for officers is very strictly defined by law. This inflexible process limits the ability for the department to hire minority and female officers but we have made significant efforts this past year to recruit and attract more minorities to apply with the Waxahachie Police Department. We have recruited at college campuses and we continue to attract a fairly diverse applicant pool. We will continue these recruiting efforts as we have openings.

City Demographics*

Total Population	41,140	
	Caucasian	58%
	African (Black)	13%
	Amer. Indian	0%
	Asian	1%
	Two or More Races	7%
	Hispanic	26%

Police Department by Race (Sworn Officers Only)

Total Number of Officers	75*	
	Caucasian	85%
	African (Black)	9%
	Amer. Indian	0%
	Asian	0%
	Hispanic	5%
* Current staffing level		

It should be noted that the racial composition of the department is based on the number of officers currently employed. The department is authorized to have 83 officers and currently has eight openings. It should also be mentioned that the actual numbers of officers by race will vary throughout the year due to employee turnover. Over the past couple of years, the field of law enforcement has seen unprecedented turnover due to individuals leaving the profession.

The Waxahachie Police Department is committed to providing police services in a fair and bias free manner. Waxahachie police officers are some of the finest officers in the State and are committed to avoiding any form of bias based policing. Their mission remains to provide the highest level of professional police and emergency services, and dedicating themselves to protecting life and property, while maintaining the highest ethical standards.

The Waxahachie Police Department is also committed to providing promotional opportunities to officers of every race and gender. In promotions last year, a female, a Hispanic officer and a Black officer were promoted. The department had three more promotions this month and they were a white female, a white male, and a Black male.

Officers are held accountable for their actions and supervisors are trained to critique the day-to-day performance of their officers. As a routine practice, supervisors review videos from the in-car videos related to traffic stops and other calls. Some of these reviews are generated by questions or issues related to the traffic stop and some of them are random. The video review log (Appendix B) is included in this report.

The Waxahachie Police Department is proud of its officers and is committed to providing the highest level of service to all of the citizens and visitors to Waxahachie.

Appendix A

Racial Profiling Statutes and Laws

Art. 3.05. Racial Profiling

In this code, "**racial profiling**" means a law enforcement-initiated action based on an individual's **race**, ethnicity, or national origin rather than on the individual's behavior or on information identifying the individual as having engaged in criminal activity.

Added by Acts 2001, 77th Leg., ch. 947, § 2, eff. Sept. 1, 2001.

Art. 2.131. RACIAL PROFILING PROHIBITED. A peace officer may not engage in racial profiling.

Added by Acts 2001, 77th Leg., ch. 947, Sec. 1, eff. Sept. 1, 2001.

Art. 2.132. LAW ENFORCEMENT POLICY ON RACIAL PROFILING.

(a) In this article:

(1) "Law enforcement agency" means an agency of the state, or of a county, municipality, or other political subdivision of the state, that employs peace officers who make motor vehicle stops in the routine performance of the officers' official duties.

(2) "Motor vehicle stop" means an occasion in which a peace officer stops a motor vehicle for an alleged violation of a law or ordinance.

(3) "Race or ethnicity" means the following categories:

- (A) Alaska native or American Indian;
- (B) Asian or Pacific Islander;
- (C) black;
- (D) white; and
- (E) Hispanic or Latino.

(b) Each law enforcement agency in this state shall adopt a detailed written policy on racial profiling. The policy must:

- (1) clearly define acts constituting racial profiling;
- (2) strictly prohibit peace officers employed by the agency from engaging in racial profiling;
- (3) implement a process by which an individual may file a complaint with the agency if the individual believes that a peace officer employed by the agency has engaged in racial profiling with respect to the individual;

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(4) provide public education relating to the agency's compliment and complaint process, including providing the telephone number, mailing address, and e-mail address to make a compliment or complaint with respect to each ticket, citation, or warning issued by a peace officer;

(5) require appropriate corrective action to be taken against a peace officer employed by the agency who, after an investigation, is shown to have engaged in racial profiling in violation of the agency's policy adopted under this article;

(6) require collection of information relating to motor vehicle stops in which a ticket, citation, or warning is issued and to arrests made as a result of those stops, including information relating to:

(A) the race or ethnicity of the individual detained;

(B) whether a search was conducted and, if so, whether the individual detained consented to the search;

(C) whether the peace officer knew the race or ethnicity of the individual detained before detaining that individual;

(D) whether the peace officer used physical force that resulted in bodily injury, as that term is defined by Section [1.07](#), Penal Code, during the stop;

(E) the location of the stop; and

(F) the reason for the stop; and

(7) require the chief administrator of the agency, regardless of whether the administrator is elected, employed, or appointed, to submit an annual report of the information collected under Subdivision (6) to:

(A) the Texas Commission on Law Enforcement; and

(B) the governing body of each county or municipality served by the agency, if the agency is an agency of a county, municipality, or other political subdivision of the state.

(c) The data collected as a result of the reporting requirements of this article shall not constitute prima facie evidence of racial profiling.

(d) On adoption of a policy under Subsection (b), a law enforcement agency shall examine the feasibility of installing video camera and transmitter-activated equipment in each agency law enforcement motor vehicle regularly used to make motor vehicle stops and transmitter-activated equipment in each agency law enforcement motorcycle regularly used to make motor vehicle stops. The agency also shall examine the feasibility of equipping each peace officer who regularly detains or stops motor vehicles with a body worn camera, as that term is defined by Section [1701.651](#), Occupations Code. If a law enforcement agency installs video or audio equipment or equips peace

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officers with body worn cameras as provided by this subsection, the policy adopted by the agency under Subsection (b) must include standards for reviewing video and audio documentation.

(e) A report required under Subsection (b)(7) may not include identifying information about a peace officer who makes a motor vehicle stop or about an individual who is stopped or arrested by a peace officer. This subsection does not affect the collection of information as required by a policy under Subsection (b)(6).

(f) On the commencement of an investigation by a law enforcement agency of a complaint described by Subsection (b)(3) in which a video or audio recording of the occurrence on which the complaint is based was made, the agency shall promptly provide a copy of the recording to the peace officer who is the subject of the complaint on written request by the officer.

(g) On a finding by the Texas Commission on Law Enforcement that the chief administrator of a law enforcement agency intentionally failed to submit a report required under Subsection (b)(7), the commission shall begin disciplinary procedures against the chief administrator.

(h) A law enforcement agency shall review the data collected under Subsection (b)(6) to identify any improvements the agency could make in its practices and policies regarding motor vehicle stops.

Added by Acts 2001, 77th Leg., ch. 947, Sec. 1, eff. Sept. 1, 2001.

Amended by:

Acts 2009, 81st Leg., R.S., Ch. 1172 (H.B. [3389](#)), Sec. 25, eff. September 1, 2009.

Acts 2013, 83rd Leg., R.S., Ch. 93 (S.B. [686](#)), Sec. 2.05, eff. May 18, 2013.

Acts 2017, 85th Leg., R.S., Ch. 173 (H.B. [3051](#)), Sec. 1, eff. September 1, 2017.

Acts 2017, 85th Leg., R.S., Ch. 950 (S.B. [1849](#)), Sec. 5.01, eff. September 1, 2017.

Art. 2.134. COMPILATION AND ANALYSIS OF INFORMATION COLLECTED.

(a) In this article:

(1) "Motor vehicle stop" has the meaning assigned by Article [2.132\(a\)](#).

(2) "Race or ethnicity" has the meaning assigned by Article [2.132\(a\)](#).

(b) A law enforcement agency shall compile and analyze the information contained in each report received by the agency under Article [2.133](#). Not later than March 1 of each year, each law enforcement agency shall submit a report containing the incident-based data compiled during the previous calendar year to the Texas Commission on Law Enforcement and, if the law enforcement agency is a local law enforcement agency, to the governing body of each county or municipality served by the agency.

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(c) A report required under Subsection (b) must be submitted by the chief administrator of the law enforcement agency, regardless of whether the administrator is elected, employed, or appointed, and must include:

(1) a comparative analysis of the information compiled under Article [2.133](#) to:

(A) evaluate and compare the number of motor vehicle stops, within the applicable jurisdiction, of persons who are recognized as racial or ethnic minorities and persons who are not recognized as racial or ethnic minorities;

(B) examine the disposition of motor vehicle stops made by officers employed by the agency, categorized according to the race or ethnicity of the affected persons, as appropriate, including any searches resulting from stops within the applicable jurisdiction; and

(C) evaluate and compare the number of searches resulting from motor vehicle stops within the applicable jurisdiction and whether contraband or other evidence was discovered in the course of those searches; and

(2) information relating to each complaint filed with the agency alleging that a peace officer employed by the agency has engaged in racial profiling.

(d) A report required under Subsection (b) may not include identifying information about a peace officer who makes a motor vehicle stop or about an individual who is stopped or arrested by a peace officer. This subsection does not affect the reporting of information required under Article [2.133\(b\)\(1\)](#).

(e) The Texas Commission on Law Enforcement, in accordance with Section [1701.162](#), Occupations Code, shall develop guidelines for compiling and reporting information as required by this article.

(f) The data collected as a result of the reporting requirements of this article shall not constitute prima facie evidence of racial profiling.

(g) On a finding by the Texas Commission on Law Enforcement that the chief administrator of a law enforcement agency intentionally failed to submit a report required under Subsection (b), the commission shall begin disciplinary procedures against the chief administrator.

Added by Acts 2001, 77th Leg., ch. 947, Sec. 1, eff. Sept. 1, 2001.

Amended by:

Acts 2009, 81st Leg., R.S., Ch. 1172 (H.B. [3389](#)), Sec. 27, eff. September 1, 2009.

Acts 2013, 83rd Leg., R.S., Ch. 93 (S.B. [686](#)), Sec. 2.06, eff. May 18, 2013.

Acts 2017, 85th Leg., R.S., Ch. 950 (S.B. [1849](#)), Sec. 5.03, eff. September 1, 2017.

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Art. 2.134. COMPILATION AND ANALYSIS OF INFORMATION COLLECTED.

(a) In this article:

(1) "Motor vehicle stop" has the meaning assigned by Article [2.132\(a\)](#).

(2) "Race or ethnicity" has the meaning assigned by Article [2.132\(a\)](#).

(b) A law enforcement agency shall compile and analyze the information contained in each report received by the agency under Article [2.133](#). Not later than March 1 of each year, each law enforcement agency shall submit a report containing the incident-based data compiled during the previous calendar year to the Texas Commission on Law Enforcement and, if the law enforcement agency is a local law enforcement agency, to the governing body of each county or municipality served by the agency.

(c) A report required under Subsection (b) must be submitted by the chief administrator of the law enforcement agency, regardless of whether the administrator is elected, employed, or appointed, and must include:

(1) a comparative analysis of the information compiled under Article [2.133](#) to:

(A) evaluate and compare the number of motor vehicle stops, within the applicable jurisdiction, of persons who are recognized as racial or ethnic minorities and persons who are not recognized as racial or ethnic minorities;

(B) examine the disposition of motor vehicle stops made by officers employed by the agency, categorized according to the race or ethnicity of the affected persons, as appropriate, including any searches resulting from stops within the applicable jurisdiction; and

(C) evaluate and compare the number of searches resulting from motor vehicle stops within the applicable jurisdiction and whether contraband or other evidence was discovered in the course of those searches; and

(2) information relating to each complaint filed with the agency alleging that a peace officer employed by the agency has engaged in racial profiling.

(d) A report required under Subsection (b) may not include identifying information about a peace officer who makes a motor vehicle stop or about an individual who is stopped or arrested by a peace officer. This subsection does not affect the reporting of information required under Article [2.133\(b\)\(1\)](#).

(e) The Texas Commission on Law Enforcement, in accordance with Section [1701.162](#), Occupations Code, shall develop guidelines for compiling and reporting information as required by this article.

(f) The data collected as a result of the reporting requirements of this article shall not constitute prima facie evidence of racial profiling.

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(g) On a finding by the Texas Commission on Law Enforcement that the chief administrator of a law enforcement agency intentionally failed to submit a report required under Subsection (b), the commission shall begin disciplinary procedures against the chief administrator.

Added by Acts 2001, 77th Leg., ch. 947, Sec. 1, eff. Sept. 1, 2001.

Amended by:

Acts 2009, 81st Leg., R.S., Ch. 1172 (H.B. [3389](#)), Sec. 27, eff. September 1, 2009.

Acts 2013, 83rd Leg., R.S., Ch. 93 (S.B. [686](#)), Sec. 2.06, eff. May 18, 2013.

Acts 2017, 85th Leg., R.S., Ch. 950 (S.B. [1849](#)), Sec. 5.03, eff. September 1, 2017.

Art. 2.1385. CIVIL PENALTY.

- (a) If the chief administrator of a local law enforcement agency intentionally fails to submit the incident-based data as required by Article 2.134, the agency is liable to the state for a civil penalty in the amount of \$1,000 for each violation. The attorney general may sue to collect a civil penalty under this subsection.
- (b) From money appropriated to the agency for the administration of the agency, the executive director of a state law enforcement agency that intentionally fails to submit the incident-based data as required by Article 2.134 shall remit to the comptroller the amount of \$1,000 for each violation.
- (c) Money collected under this article shall be deposited in the state treasury to the credit of the general revenue fund.

§ 1701.253. School Curriculum

(a) The commission shall establish minimum curriculum requirements for preparatory and advanced courses and programs for schools subject to approval under Section 1701.251(c)(1).

(b) In establishing requirements under this section, the commission shall require courses and programs to provide training in:

(1) the investigation and documentation of cases that involve:

(A) child abuse or neglect;

(B) family violence; and

(C) sexual assault;

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(2) issues concerning sex offender characteristics; and

(3) crime victims' rights under Chapter 56, Code of Criminal Procedure, and Chapter 57, Family Code, and the duty of law enforcement agencies to ensure that a victim is afforded those rights.

(c) As part of the minimum curriculum requirements, the commission shall establish a statewide comprehensive education and training program on civil rights, racial sensitivity, and cultural diversity for persons licensed under this chapter.

(d) Training in documentation of cases required by Subsection (b) shall include instruction in:

(1) making a written account of the extent of injuries sustained by the victim of an alleged offense;

(2) recording by photograph or videotape the area in which an alleged offense occurred and the victim's injuries; and

(3) recognizing and recording a victim's statement that may be admissible as evidence in a proceeding concerning the matter about which the statement was made.

Text of subsection (e) added by Acts 2001, 77th Leg., ch. 657, § 4

(e) As part of the minimum curriculum requirements relating to the vehicle and traffic laws of this state, the commission shall require an education and training program on laws relating to the operation of motorcycles and to the wearing of protective headgear by motorcycle operators and passengers. In addition, the commission shall require education and training on motorcycle operator profiling awareness and sensitivity training.

Text of subsection (e) added by Acts 2001, 77th Leg., ch. 897, § 1

(e) Training officers and recruits in investigation of cases required by Subsection (b)(1)(B) shall include instruction in preventing dual arrest whenever possible and conducting a thorough investigation to determine which person is the predominant aggressor when allegations of family violence from two or more opposing persons are received arising from the same incident.

Text of subsection (e) added by Acts 2001, 77th Leg., ch. 929, § 5

(e) As part of the minimum curriculum requirements, the commission shall establish a statewide comprehensive education and training program on asset forfeiture under Chapter 59, Code of Criminal Procedure, for officers licensed under this chapter. An officer shall complete a program established under this subsection not later than the second anniversary of the date the officer is licensed under this chapter or the date the officer applies for an intermediate proficiency certificate, whichever date is earlier.

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Text of subsection (e) added by Acts 2001, 77th Leg., ch. 947, § 4

(e) As part of the minimum curriculum requirements, the commission shall establish a statewide comprehensive education and training program on racial profiling for officers licensed under this chapter. An officer shall complete a program established under this subsection not later than the second anniversary of the date the officer is licensed under this chapter or the date the officer applies for an intermediate proficiency certificate, whichever date is earlier.

Acts 1999, 76th Leg., ch. 388, § 1, eff. Sept. 1, 1999. Amended by Acts 2001, 77th Leg., ch. 657, § 4, eff. Sept. 1, 2001; Acts 2001, 77th Leg., ch. 897, § 1, eff. Sept. 1, 2001; Acts 2001, 77th Leg., ch. 929, § 5, eff. Sept. 1, 2001; Acts 2001, 77th Leg., ch. 947, § 4, eff. Sept. 1, 2001; Acts 2001, 77th Leg., ch. 1034, § 14, eff. Sept. 1, 2001.

§ 1701.402. Proficiency Certificates

(a) The commission shall issue certificates that recognize proficiency based on law enforcement training, education, and experience. For this purpose the commission shall use the employment records of the employing agency.

(b) As a requirement for a basic proficiency certificate, the commission shall require completion of local courses or programs of instruction on federal and state statutes that relate to employment issues affecting peace officers and county jailers, including:

- (1) civil service;
- (2) compensation, including overtime compensation, and vacation time;
- (3) personnel files and other employee records;
- (4) management-employee relations in law enforcement organizations;
- (5) work-related injuries;
- (6) complaints and investigations of employee misconduct; and
- (7) disciplinary actions and the appeal of disciplinary actions.

(c) An employing agency is responsible for providing the training required by this section.

Text of subsec. (d) as added by Acts 2001, 77th Leg., ch. 929, § 6

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(d) As a requirement for an intermediate proficiency certificate, an officer must complete an education and training program on asset forfeiture established by the commission under Section 1701.253(e).

Text of subsec. (d) as added by Acts 2001, 77th Leg., ch. 947, § 5

(d) As a requirement for an intermediate proficiency certificate, an officer must complete an education and training program on racial profiling established by the commission under Section 1701.253(e).

Acts 1999, 76th Leg., ch. 388, § 1, eff. Sept. 1, 1999. Amended by Acts 2001, 77th Leg., ch. 929, § 6, eff. Sept. 1, 2001; Acts 2001, 77th Leg., ch. 947, § 5, eff. Sept. 1, 2001.

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APPENDIX B

Waxahachie Police Department					
2022 Video Camera Review Log					
1st QUARTER					
A Shift					
	Officer Name	Date of Incident	Case No. (Opt.)	Date of Review	Reviewed by
	Blain, N	1/2/2022	E0064973	1/19/2022	B. Gray
	Blain, N	2/22/2022	E0072070	2/27/2022	B. Gray
	Blain, N	3/25/2022	E0068543	3/30/2022	B. Gray
	Winchester	1/11/2022	E0071040	1/20/2022	B. Gray
	Winchester	3/3/2022	P220303-0664	3/3/2022	B. Gray
	Winchester	3/22/2021	220322-12150	3/25/2022	N.Blain
	Patterson, K	1/5/2022	E0070671	1/20/2022	B. Gray
	Patterson, K	2/17/2022	E0074042	2/27/2022	B. Gray
	Patterson, K	3/21/2022	E0070845	3/25/2022	N.Blain
	Skidmore, R	1/14/2022	E0072014	1/20/2022	B. Gray
	Skidmore, R	2/11/2022	E0072065	2/27/2022	B. Gray
	Skidmore, R	3/12/2022	E0070297	3/25/2022	N.Blain
	Reynolds	1/19/2022	E0068310	1/20/2022	B. Gray
	Reynolds	2/11/2022	E0075528	2/27/2022	B. Gray
	Reynolds	3/3/2022	P220303-0664	3/3/2022	B. Gray
	Fields, J	1/30/2022	E0068322	2/7/2022	B. Gray
	Fields, J	2/16/2022	E0075031	2/27/2022	B. Gray
	Fields, J	3/13/2022	E0074569	3/25/2022	N.Blain
	Agreda, A	1/30/2022	E0070205	2/7/2022	B. Gray
	Agreda, A	2/17/2022	E0070804	2/27/2022	B. Gray
	Agreda, A	3/16/2022	P220316-0830	3/25/2022	N.Blain
	Kaelin, C	1/29/2022	P220129-0307	2/7/2022	D. Young
	Kaelin, C	12/31/2021	P211231-3775	2/7/2022	D. Young
	Kaelin, C	3/13/2022	P220313-0799	3/18/2022	D. Young
	Snyder, D	1/20/2022	P220120-0200	1/26/2022	D. Young
	Snyder, D	1/16/2022	P220116-0159	2/7/2022	D. Young
	Snyder, D	1/11/2022	P220111-0113	2/7/2022	D. Young
	Brasher, A	N/A	N/A	N/A	N/A
	Brasher, A	N/A	N/A	N/A	N/A
	Brasher, A	N/A	N/A	N/A	N/A
	Lytle, S	1/15/2022	P220115-0155	1/17/2022	D. Young
	Lytle, S	1/20/2022	P220120-0200	1/26/2022	D. Young

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Lytle, S	2/8/2022	P220308-0742	3/11/2022	C. Kaelin
Hampton, W	1/15/2022	P220115-0155	1/17/2022	D. Young
Hampton, W	3/2/2022	E0074065	3/11/2022	D. Young
Hampton, W	2/28/2022	P220228-0623	3/11/2022	D. Young
Mikeska, A	1/29/2022	P220129-0306	2/7/2022	D. Young
Mikeska, A	2/3/2022	P220203-0352	2/7/2022	D. Young
Mikeska, A	2/25/2022	P220225-0611	3/11/2022	D. Young
Dunn, B	1/11/2022	P220111-0112	1/14/2022	D. Young
Dunn, B	3/7/2022	P220307-0732	3/11/2022	D. Young
Dunn, B	3/17/2022	P220317-0838	3/18/2022	D. Young
Jefferson, J	1/16/2022	P220115-0154	1/17/2022	C. Kaelin
Jefferson, J	2/26/2022	P220226-0620	3/11/2022	D. Young
Jefferson, J	3/8/2022	P220308-0738	3/11/2022	D. Young
Born, T	1/14/2022	No Crim Off	1/17/2022	D. Young
Born, T	3/13/2022	E0070836	3/18/2022	D. Young
Born, T	3/16/2022	220316-11341	3/18/2022	D. Young
Williams, A	1/10/2022	N/A	2/7/2022	B. Gray
Williams, A	3/16/2022	N/A	3/25/2022	N.Blain
Williams, A	3/13/2022	E0075111	3/25/2022	N.Blain
O. Glidewell	2/8/2022	P220208-0414	3/12/2022	D. Young
O. Glidewell	2/17/2022	P220217-0522	3/12/2022	D. Young
O. Glidewell	3/7/2022	P220307-0732	3/18/2022	D. Young

Waxahachie Police Department

2022 Video Camera Review Log

2nd QUARTER					
A Shift					
	Officer Name	Date of Incident	Case No. (Opt.)	Date of Review	Reviewed by
	Blain, N	4/10/2022	E0062489	4/27/2022	B. Gray
	Blain, N	5/25/2022	E0072127	5/26/2022	B. Gray
	Blain, N	6/9/2022	N/A	6/10/2022	B. Gray
	Determan, J	4/24/2022	P220424-1313	4/27/2022	B. Gray
	Determan, J	5/20/2022	E00276017	5/26/2022	B. Gray
	Determan, J	6/8/2022	E0076534	6/10/2022	B. Gray
	Patterson, K	4/24/2022	P220424-1313	4/28/2022	B. Gray
	Patterson, K	5/21/2022	P220521-1687	5/26/2022	B. Gray
	Patterson, K	6/5/2022	E0074250	6/10/2022	B. Gray
	Skidmore, R	4/10/2022	E0074625	4/28/2022	B. Gray

(5K)

Skidmore, R	5/7/2022	E0074678	5/26/2022	B. Gray
Skidmore, R	6/5/2022	E0076518	5/10/2022	B. Gray
Reynolds	4/23/2022	E0072619	4/29/2022	B. Gray
Reynolds	5/22/2022	E0074717	5/26/2022	B. Gray
Reynolds	6/14/2022	P220613-1980	6/18/2022	B. Gray
Fields, J	5/25/2022	E0070423	5/26/2022	B. Gray
Fields, J	6/4/2022	E0075283	6/10/2022	B. Gray
Fields, J	6/14/2022	E0076085	6/18/2022	B. Gray
Agreda, A	4/15/2022	E0075168	4/29/2022	B. Gray
Agreda, A	5/22/2022	E0070976	5/26/2022	B. Gray
Agreda, A	6/9/2022	P220609-1918	6/18/2022	B. Gray
Kaelin, C	4/16/2022	P220506-1473	5/16/2022	D. Young
Kaelin, C	5/16/2022	E0070400	5/17/2022	D. Young
Kaelin, C	5/20/2022	E00790413	6/13/2022	D. Young
O. Glidewell	5/11/2022	P220511-1530	5/16/2022	D. Young
O. Glidewell	5/11/2022	E0068379	5/17/2022	D. Young
O. Glidewell	6/03/2022	P220603-1832	6/13/2022	D. Young
Brasher, A	4/27/2022	P220427-1351	5/16/2022	D. Young
Brasher, A	5/16/2022	E0076008	5/17/2022	D. Young
Brasher, A	6/9/2022	P220414-1183	6/13/2022	D. Young
Lytle, S	3/26/2022	P220326-0956	5/16/2022	D. Young
Lytle, S	4/13/2022	E0070349	5/17/2022	D. Young
Lytle, S	5/30/2022	P220530-1792	6/13/2022	D. Young
Hampton, W	5/8/2022	E0074182	5/16/2022	D. Young
Hampton, W	6/3/2022	P220408-1115	6/13/2022	D. Young
Hampton, W	6/9/2022	P220609-1927	6/13/2022	D. Young
Mikeska, A	5/8/2022	E0075706	5/16/2022	D. Young
Mikeska, A	6/4/2022	P220603-1839	6/4/2022	D. Young
Mikeska, A	6/5/2022	P220429-1370	6/13/2022	D. Young
Jefferson, J	5/8/2022	P220508-1493	5/16/2022	D. Young
Jefferson, J	6/4/2022	P220604-1855	6/13/2022	D. Young
Jefferson, J	6/5/2022	E0071193	6/13/2022	D. Young
Dunn, B	5/7/2022	E0069484	5/16/2022	D. Young
Dunn, B	5/8/2022	P220508-1490	5/17/2022	D. Young
Dunn, B	6/9/2022	P220609-1926	6/14/2022	D. Young
Williams, A	4/8/2022	E0075159	4/29/2022	B. Gray
Williams, A	5/25/2022	E0070991	5/26/2022	B. Gray
Williams, A	6/9/2022	P220609-1933	6/18/2022	B. Gray
Born, T	4/23/2022	P220423-1301	5/16/2022	D. Young
Born, T	4/9/2022	E0070336	6/4/2022	D. Young
Born, T	6/5/2022	P220605-1863	6/14/2022	D. Young

(5K)

Phlips, L	5/25/2022	P220525-1735	5/26/2022	B. Gray
Phlips, L	6/5/2022	E0075285	6/10/2022	B. Gray
Phlips, L	6/14/2022	E0076552	6/18/2022	B. Gray

Waxahachie Police Department					
2022 Video Camera Review Log					
3rd QUARTER					
A Shift					
	Officer Name	Date of Incident	Case No.	Date of Review	Reviewed by
	Blain, N	7/15/2022	E0068609	7/17/2022	B. Gray
	Knight, D	7/28/2022	E0075937	7/31/2022	B. Gray
	Knight, D	9/19/2022	E0080068	9/24/2022	B. Gray
	Determan, J	6/29/2022	P220629-2119	7/7/2022	B. Gray
	Determan, J	8/14/2022	No Crim Off	9/15/2022	D. Knight
	Determan, J	9/15/2022	E0079064	9/24/2022	B. Gray
	Patterson, K	7/11/2022	E0075375	7/17/2022	B. Gray
	Patterson, K	8/17/2022	p220817-2681	6/15/2022	D. Knight
	Patterson, K	9/20/2022	E0076298	9/24/2022	B. Gray
	Skidmore, R	7/30/2022	E0076202	7/31/2022	B. Gray
	Skidmore, R	8/17/2022	e0074440	9/15/2022	D. Knight
	Skidmore, R	9/23/2022	E0079551	9/24/2022	B. Gray
	Reynolds	6/29/2022	P220629-2119	7/7/2022	B. Gray
	Reynolds	8/14/2022	e0076690	9/15/2022	D. Knight
	Reynolds	9/9/2022	E0078527	9/24/2022	B. Gray
	Fields, J	7/6/2022	P220706-2215	7/17/2022	B. Gray
	Fields, J	8/17/2022	P220817-2681	6/15/2022	D. Knight
	Fields, J	9/11/2022	E0081567	9/15/2022	B. Gray
	Agreda, A	7/11/2022	E0077069	7/31/2022	B. Gray
	Agreda, A	8/18/2022	e0076704	9/15/2022	D. Knight
	Agreda, A	9/14/2022	No Crim Off	9/15/2022	B. Gray
	Williams, A	6/29/2022	P220629-2119	7/7/2022	B. Gray
	Williams, A	8/14/2022	No Crim Off	9/15/2022	D. Knight
	Williams, A	9/14/2022	No Crim Off	9/15/2022	B. Gray
	O. Glidewell	7/11/2022	E0072727	7/16/2022	D. Young
	O. Glidewell	7/15/2022	P220715-2319	7/30/2022	D. Young
	O. Glidewell	8/18/2022	P220818-2684	8/23/2022	D. Young
	Brasher, A	7/6/2022	P220706-2207	7/7/2022	D. Young
	Brasher, A	7/2/2022	P220702-2164	7/26/2022	D. Young

(5K)

Brasher, A	8/9/2022	P220809-2600	8/24/2022	D. Young
Hampton, W	7/11/2022	E0074345	7/16/2022	D. Young
Hampton, W	8/22/2022	P220822-2736	8/23/2022	C. Kaelin
Hampton, W	8/19/2022	E0080004	8/24/2022	D. Young
Mikeska, A	7/21/2022	E0075393	7/26/2022	D. Young
Mikeska, A	8/18/2022	P220818-2684	8/24/2022	D. Young
Mikeska, A	9/15/2022	E0081582	9/20/2022	D. Young
Jefferson, J	7/7/2022	P220509-1500	7/16/2022	D. Young
Jefferson, J	7/11/2022	No Crim Off	7/25/2022	D. Young
Jefferson, J	9/20/2022	P220920	9/20/2022	D. Young
Born, T	7/7/2022	E0076596	7/16/2022	D. Young
Born, T	8/14/2022	P220814-2656	8/26/2022	D. Young
Born, T	9/6/2022	P220906-2900	9/6/2022	D. Young
Kaelin, C	7/15/2022	P220715-2321	7/30/2022	D. Young
Kaelin, C	7/29/2022	E0077114	8/26/2022	D. Young
Kaelin, C	8/12/2022	P220812-2639	8/24/2022	D. Young
Dunn, B	7/16/2022	P220716-2323	7/17/2022	D. Young
Dunn, B	8/27/2022	E0078510	9/10/2022	D. Young
Dunn, B	9/15/2022	E0078045	9/20/2022	D. Young
Philps, L	7/26/2022	E0076195	7/31/2022	B. Gray
Philps, L	9/6/2022	E0079532	9/6/2022	D. Knight
Philps, L	8/12/2022	e0075467	9/15/2022	D. Knight

Waxahachie Police Department					
2022 Video Camera Review Log					
4th QUARTER					
A Shift					
Officer Name	Date of Incident	Case No.	Date of Review	Reviewed by	
Knight, D	10/21/2022	E0080634	11/25/2022	B. Gray	
Knight, D	11/20/2022	P221120-3781	11/25/2022	B. Gray	
Knight, D	11/30/2022	P221130-3900	11/30/2022	B. Gray	
Determan, J	11/24/2022	No Criminal Offense	11/29/2022	D. Knight	
Determan, J	11/15/2022	E0080182	11/25/2022	B. Gray	
Determan, J	12/22/2022	E0078753	12/27/2022	B. Gray	
Skidmore, R	10/13/2022	P221013-3319	10/14/2022	B. Gray	
Skidmore, R	11/9/2022	E0082094	11/25/2022	B. Gray	
Skidmore, R	12/3/2022	P221203-3939	12/3/2022	D. Knight	

(5K)

Reynolds	10/27/2022	No Criminal Offense	11/29/2022	D. Knight
Reynolds	11/18/2022	E0077298	11/25/2022	B. Gray
Reynolds	12/18/2022	E0078747	12/27/2022	B. Gray
Fields, J	10/22/2022	P221022-3418	11/29/2022	D. Knight
Fields, J	11/20/2022	E0079633	11/25/2022	B. Gray
Fields, J	12/21/2022	E0077339	12/27/2022	B. Gray
Agreda, A	11/19/2022	P221119-3776	11/19/2022	D. Knight
Agreda, A	11/1/2022	E00776794	11/25/2022	B. Gray
Agreda, A	12/13/2022	E0076859	12/28/2022	B. Gray
Williams, A	11/24/2022	NCO	11/29/2022	D. Knight
Williams, A	11/9/2022	E0079625	11/25/2022	B. Gray
Williams, A	12/3/2022	P221203-3939	12/3/2022	D. Knight
Phlips. L	11/19/2022	P221119-3776	11/19/2022	D. Knight
Phlips. L	11/23/2022	E0076398	11/25/2022	B. Gray
Phlips. L	11/30/2022	P221130-3900	11/30/2022	B. Gray
O. Glidewell	Light Duty	Light Duty	Light Duty	D. Young
O. Glidewell	Light Duty	Light Duty	Light Duty	D. Young
O. Glidewell	Light Duty	Light Duty	Light Duty	D. Young
Hampton, W	10/22/2022	E0080141	10/26/2022	D. Young
Hampton, W	10/26/2022	P221026-3474	11/1/2022	D. Young
Hampton, W	11/10/2022	E0078153	11/14/2022	D. Young
Mikeska, A	10/3/2022	E0078604	10/17/2022	D. Young
Mikeska, A	10/22/2022	P221022-3418	10/26/2022	D. Young
Mikeska, A	11/4/2022	P221104-3583	11/6/2022	D. Young
Jefferson, J	11/23/2022	E0071248	11/24/2022	D. Young
Jefferson, J	11/6/2022	P221106/3597	11/14/2022	D. Young
Jefferson, J	10/13/2022	P221013-3323	10/17/2022	D. Young
Born, T	10/18/2022	E0079164	10/31/2022	D. Young
Born, T	10/27/2022	221027-49346	10/31/2022	D. Young
Born, T	11/4/2022	P221104-3583	11/6/2022	D. Young
Kaelin, C	10/22/2022	P221022-3423	10/26/2022	D. Young
Kaelin, C	10/13/2022	P2000027939	11/1/2022	D. Young
Kaelin, C	10/26/2022	P221026-3476	11/14/2022	D. Young
Dunn, B	10/23/2022	P221023-3429	10/26/2022	D. Young
Dunn, B	11/20/2022	E0080184	11/24/2022	D. Young
Dunn, B	11/20/2022	P221013-3328	11/24/2022	D. Young

(5K)

Waxahachie Police Department					
2022 Video Camera Review Log					
1st QUARTER					
B Shift					
	Officer Name	Date of Incident	Case No.(Opt.)	Date of Review	Reviewed by
	Borjas, A	1/22/2022	E0062456	3/29/2022	SS120
	Borjas, A	2/9/2022	E0072062	3/29/2022	SS120
	Borjas, A	3/28/2022	P220328-0972	3/29/2022	SS120
	Knight, D	1/21/2022	E0055988	3/30/2022	AB127
	Knight, D	2/18/2022	N/A	3/30/2022	AB127
	Knight, D	3/9/2022	E0075573	3/30/2022	AB127
	Stephens, B	FMLA	FMLA	FMLA	FMLA
	Stephens, B	2/28/2022	220228-8875	3/24/2022	AB127
	Stephens, B	3/23/2022	P220323-0915	3/30/2022	AB127
	Gonzalez, M	1/31/2022	P220131-0315	3/30/2022	AB127
	Gonzalez, M	2/18/2022	P220218-0531	3/30/2022	AB127
	Gonzalez, M	3/10/2022	E0072562	3/30/2022	AB127
	Smith, E	1/21/2022	P220121-0206	3/30/2022	AB127
	Smith, E	2/6/2022	220206-05672	3/30/2022	AB127
	Smith, E	3/14/2022	E0075112	3/30/2022	AB127
	Brister, G	1/21/2022	E0072508	3/30/2022	AB127
	Brister, G	2/19/2022	P220219-0546	3/30/2022	AB127
	Brister, G	3/23/2022	P220323-0917	3/24/2022	AB127
	Mason, T	1/31/2022	E0068519	3/30/2022	AB127
	Mason, T	2/20/2022	P220220-0557	3/30/2022	AB127
	Mason, T	3/24/2022	E0075614	3/30/2022	AB127
	Moxley, J	1/4/2022	E0060967	3/30/2022	AB127
	Moxley, J	2/9/2022	E0075014	3/30/2022	AB127
	Moxley, J	3/18/2022	P220318-0851	3/30/2022	AB127
	Pickens, D	1/22/2022	P220122-0217	3/30/2022	AB127
	Pickens, D	2/10/2022	P220210-0433	3/30/2022	AB127
	Pickens, D	3/28/2022	N/A	3/30/2022	AB127
	Partington, A	3/29/2022	P220329-0991	3/30/2022	SS120
	Partington, A	3/29/2022	P220329-0992	3/30/2022	SS120
	Partington, A	3/4/2022	E0068339	3/30/2022	SS120
	Gonzales, A	2/19/2022	e0065244	2/25/2022	AP184
	Gonzales, A	3/20/2022	E0065247	3/28/2022	AP184

(5K)

Gonzales, A	3/20/2022	N/A	3/28/2022	AP184
Martin, W.	2/19/2022	n/a	3/28/2022	AP184
Martin, W.	2/5/2022	e0072046	3/28/2022	AP184
Martin, W.	1/31/2022	e0065820	3/28/2022	AP184
Gilbert, B	1/23/2022	P220123-0248	3/28/2022	AP184
Gilbert, B	1/18/2022	e0070191	3/28/2022	AP184
Gilbert, B	1/19/2022	N/A	3/28/2022	AP184
Stracener, A	3/25/2022	e0075615	3/28/2022	AP184
Stracener, A	3/19/2022	e0070306	3/28/2022	AP184
Stracener, A	3/4/2022	e0070818	3/28/2022	AP184
Sattler, A	3/24/2022	e0074091	3/28/2022	AP184
Sattler, A	3/23/2022	e0070849	3/28/2022	AP184
Sattler, A	3/19/2022	e0072566	3/28/2022	AP184
Butler, B	2/19/2022	e0075038	2/25/2022	AP184
Butler, B	3/10/2022	e0068536	3/29/2022	AG176
Butler, B	3/1/2022	P220318-0860	3/29/2022	AG176
Stevenson, C	2/23/2022	e0075544	2/25/2022	AP184
Stevenson, C	3/4/2022	P220304-0691	3/29/2022	AG176
Stevenson, C	3/7/2022	P220307-0721	3/29/2022	AG176
Fenton, R.	2/24/2022	e0069351	2/25/2022	AP184
Fenton, R.	3/6/2022	P220306-0702	3/30/2022	AG176
Fenton, R.	3/15/2022	e0070840	3/30/2022	AG176
Farmer, C.	3/28/2022	e0068545	3/28/2022	AP184
Farmer, C.	3/23/2022	e0068540	3/28/2022	AP184
Farmer, C.	3/23/2022	N/A	3/28/2022	AP184

Waxahachie Police Department					
2022 Video Camera Review Log					
2nd QUARTER					
B Shift					
	Officer Name	Date of Incident	Case No.(Opt.)	Date of Review	Reviewed by
	Borjas, A	4/25/2022	P220425-1327	5/28/2022	SS120
	Borjas, A	5/18/2022	P220518-1654	5/28/2022	SS120
	Borjas, A	6/30/2022	P220630-2127	9/18/2022	SS120
	Knight, D	4/29/2022	E0069470	4/30/2022	AB127
	Knight, D	4/29/2022	P220429-1380	5/1/2022	SS120
	Knight, D	5/24/2022	220524-22621	5/27/2022	SS120
	Gilbert, B	4/6/2022	P220406-1095	4/30/2022	AB127

(5K)

Gilbert, B	5/19/2022	N/A	6/24/2022	AB127
Gilbert, B	6/16/2022	E0074783	6/24/2022	AB127
Stephens, B	4/20/2022	E0075671	4/30/2022	AB127
Stephens, B	5/15/2022	P220515-1604	6/24/2022	AB127
Stephens, B	6/15/2022	N/A	6/24/2022	AB127
Gonzalez, M	4/27/2022	220427-1344	4/30/2022	AB127
Gonzalez, M	5/29/2022	330529-1777	6/24/2022	AB127
Gonzalez, M	6/16/2022	E0071200	6/24/2022	AB127
Smith, E	FMLA	FMLA	FMLA	FMLA
Smith, E	5/11/2022	P220509-1509	5/20/2022	AB127
Smith, E	CID	CID	CID	CID
Mason, T	4/16/2022	E0075171	4/30/2022	AB127
Mason, T	5/10/2022	P220511-1525	5/28/2022	SS120
Mason, T	6/21/2022	E0076102	6/24/2022	AB127
Moxley, J	4/6/2022	P220406-1097	4/30/2022	AB127
Moxley, J	5/27/2022	P220527-1761	5/30/2022	AB127
Moxley, J	6/21/2022	E0076574	6/24/2022	AB127
Pickens, D	4/29/2022	P220429-1380	4/30/2022	AB127
Pickens, D	5/29/2022	P220529-1788	5/30/2022	AB127
Pickens, D	6/13/2022	E0074771	6/24/2022	AB127
Partington, A	4/12/2022	P221204-1163	4/15/2022	SS120
Partington, A	5/9/2022	220509-19776	5/13/2022	SS120
Partington, A	6/25/2022	P220625-2083	9/18/2022	SS120
Gonzales, A	5/9/2022	P220509-1500	5/9/2022	SS120
Gonzales, A	5/28/2022	E0071179	5/29/2022	AP184
Gonzales, A	5/28/2022	E0071176	5/29/2022	AP184
Martin, W.	5/9/2022	E0068566	5/29/2022	AP184
Martin, W.	5/5/2022	E0060994	5/29/2022	AP184
Martin, W.	5/29/2022	E0073520	6/2/2022	AG176
Brister, G	5/27/2022	P220527-1752	5/29/2022	AP184
Brister, G	5/28/2022	E0070999	6/2/2022	AG176
Brister, G	5/27/2022	E0070993	6/2/2022	AG176
Stracener, A	5/1/2022	P220501-1404	5/1/2022	SS120
Stracener, A	5/27/2022	P220527-1752	5/29/2022	AP184
Stracener, A	6/1/2022	E0075772	6/2/2022	AG176
Sattler, A	5/4/2022	P220504-1452	5/5/2022	SS120
Sattler, A	5/29/2022	E0074736	6/2/2022	AG176
Sattler, A	5/28/2022	E0075272	6/2/2022	AG176
Butler, B	5/1/2022	P220501-1404	5/1/2022	SS120

(5k)

Butler, B	5/9/2022	P220509-1500	5/13/2022	SS120
Butler, B	5/28/2022	P220528-1770	6/2/2022	AG176
Stevenson, C	4/12/2022	P221204-1163	4/15/2022	SS120
Stevenson, C	5/4/2022	P220504-1452	5/5/2022	SS120
Stevenson, C	6/1/2022	P220601-1803	6/2/2022	AG176
Fenton, R.	6/1/2022	E0074246	6/2/2022	AG176
Fenton, R.	5/29/2022	P220529-1786	6/2/2022	AG176
Fenton, R.	5/29/2022	P220529-1781	6/2/2022	AG176
Farmer, C.	4/27/2022	E0068364	6/20/2022	AP184
Farmer, C.	4/21/2022	p220421-1283	6/20/2022	AP184
Farmer, C.	6/24/2022	P220624-2076	6/24/2022	AB127

Waxahachie Police Department					
2022 Video Camera Review Log					
3rd QUARTER					
B Shift	B Shift				
Officer Name	Date of Incident	Case No. (Opt.)	Date of Review	Reviewed by	
Blain, N	7/15/2022	E0068609	9/18/2022	SS120	
Blain, N	8/20/2022	157948	9/18/2022	SS120	
Blain, N	9/7/2022	P220907-2912	9/18/2022	SS120	
Gonzales, A	8/11/2022	E0071220	8/15/2022	Blain	
Gonzales, A	8/19/2022	220819-37338	8/25/2022	Blain	
Gonzales, A	9/13/2022	E0068456	9/16/2022	Blain	
Gilbert, B	8/2/2022	P220802-2511	8/15/2022	Blain	
Gilbert, B	8/24/2022	E0078503	8/25/2022	Blain	
Gilbert, B	9/7/2022	E0074474	9/16/2022	Blain	
Stephens, B	7/22/2022	E0074894	8/15/2022	Blain	
Stephens, B	8/16/2022	X6031319S	8/20/2022	Blain	
Stephens, B	8/24/2022	P220824-2751	8/25/2022	Blain	
Gonzalez, M	8/15/2022	E0072757	8/15/2022	Blain	
Gonzalez, M	9/13/2022	E0074482	9/16/2022	Blain	
Gonzalez, M	9/2/2022	N/A	9/16/2022	Blain	
Mason, T	7/14/2022	E0077078	8/15/2022	Blain	
Mason, T	7/13/2022	N/A	9/16/2022	Blain	
Mason, T	8/19/2022	E0076705	9/16/2022	Blain	
Moxley, J	8/11/2022	E0075977	8/15/2022	Blain	
Moxley, J	9/12/2022	N/A	9/16/2022	Blain	
Moxley, J	8/30/2022	P220830-2825	9/16/2022	Blain	

(5K)

Pickens, D	8/7/2022	P220807-2573	8/15/2022	Blain
Pickens, D	8/25/2022	P220825-2770	9/16/2022	Blain
Pickens, D	8/25/2022	N/A	9/16/2022	Blain
Ippolito, B	8/11/2022	E0074968	8/15/2022	Blain
Ippolito, B	8/30/2022	P220828-2805	9/16/2022	Blain
Ippolito, B	9/8/2022	N/A	9/16/2022	Blain
Partington, A	7/28/2022	P220728-33179	9/18/2022	SS120
Partington, A	8/30/2022	P220830-2830	9/18/2022	SS120
Partington, A	9/5/2022	P220905-2592	9/18/2022	SS120
Brister, G.	8/22/2022	P220822-2728	9/12/2022	AP184
Brister, G.	9/30/2022	N/A	9/30/2022	AP184
Brister, G.	9/26/2022	N/A	9/30/2022	AP184
Stracener, A	8/22/2022	P220822-2728	9/12/2022	AP184
Stracener, A	9/30/2022	N/A	9/30/2022	AP184
Stracener, A	9/30/2022	P220930-3187	9/30/2022	AP184
Sattler, A	8/22/2022	P220822-2728	9/12/2022	AP184
Sattler, A	9/26/2022	N/A	9/30/2022	AP184
Sattler, A	9/27/2022	NA	9/30/2022	AP184
Butler, B	8/22/2022	P220822-2728	9/12/2022	AP184
Butler, B	9/5/2022	CFS 220905-40032	9/12/2022	AP184
Butler, B	7/25/2022	P220726-2092	9/12/2022	AP184
Stevenson, C	8/22/2022	P220822-2728	9/12/2022	AP184
Stevenson, C	9/2/2022	P220903-2863	9/12/2022	AP184
Stevenson, C	8/31/2022	P220831-2831	9/12/2022	AP184
Fenton, R.	8/22/2022	P220822-2728	9/12/2022	AP184
Fenton, R.	9/30/2022	P220930-3185	9/30/2022	AP184
Fenton, R.	9/26/2022	NA	9/30/2022	AP184
Farmer, C.	9/7/2022	P220907-2916	9/30/2022	AP184
Farmer, C.	8/25/2022	P220825-2777	9/30/2022	AP184
Farmer, C.	8/24/2022	P220824-2760	9/20/2022	AP184

(5k)

Waxahachie Police Department					
2022 Video Camera Review Log					
4th QUARTER					
B Shift					
	Officer Name	Date of Incident	Case No.(Opt.)	Date of Review	Reviewed by
	Blain, N	10/20/2022	None	11/12/2022	SS120
	Blain, N	11/4/2022	None	11/12/2022	SS120
	Blain, N	12/15/2022	E0078746	12/24/2022	SS120
	Gonzales, A	10/16/2022	P221016-3354	10/20/2022	BLAIN
	Gonzales, A	10/6/2022	N/A	11/26/2022	Blain
	Gonzales, A	10/15/2022	221015-47322	11/26/2022	Blain
	Gilbert, B	10/14/2022	n/a	10/20/2022	BLAIN
	Gilbert, B	11/3/2022	E0081160	11/26/2022	Blain
	Gilbert, B	11/25/2022	P221125-3851	11/26/2022	Blain
	Stephens, B	10/11/2022	221011-46611	10/22/2022	BLAIN
	Stephens, B	11/12/2022	E0081732	11/26/2022	Blain
	Stephens, B	11/22/2022	n/a	11/26/2022	Blain
	Gonzalez, M	10/20/2022	N/A	12/1/2022	Blain
	Gonzalez, M	10/24/2022	N/A	12/1/2022	Blain
	Gonzalez, M	10/29/2022	P221029-3519	12/1/2022	Blain
	flores, a	10/26/2022	n/a	12/1/2022	Blain
	Flores, A	10/26/2022	E00816998	12/1/2022	Blain
	Flores, A	11/27/2022	E0080200	12/1/2022	Blain
	Moxley, J	10/14/2022	E0076776	12/1/2022	Blain
	Moxley, J	11/13/2022	N/A	12/1/2022	Blain
	Moxley, J	11/27/2022	P221127-3878	12/1/2022	Blain
	Pickens, D	11/8/2022	221108-51280	12/1/2022	Blain
	Pickens, D	11/17/2022	N/A	12/1/2022	Blain
	Pickens, D	11/26/2022	E0078708	12/1/2022	Blain
	Ippolito, B	10/30/2022	E0079618	12/1/2022	Blain
	Ippolito, B	11/8/2022	P221109-3641	12/1/2022	Blain
	Ippolito, B	11/28/2022	E0081213	12/1/2022	Blain
	Partington, A	10/2/2022	E0065289	11/12/2022	SS120
	Partington, A	11/12/2022	E0068678	11/12/2022	SS120
	Partington, A	12/20/2022	E0068688	12/23/2022	SS120
	Koch, D.	12/19/2022	E0080235	12/24/2022	AP184
	Koch, D.	12/20/2022	E0078239	12/24/2022	AP184

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Koch, D.	12/19/2022	E0080234	12/24/2022	AP184
Bruner, C.	10/30/2022	E0082078	10/30/2022	AP184
Bruner, C.	11/8/2022	P221108-3622	12/23/2022	DK138
Bruner, C.	12/10/2022	E0079668	12/23/2022	DK138
Patterson, K.	10/20/2022	E0082078	10/30/2022	AP184
Patterson, K.	11/30/2022	P221130-3904	12/23/2022	DK138
Patterson, K.	12/20/2022	E0080742	12/23/2022	DK138
Brister, G	10/2/2022	E0076764	10/30/2022	AP184
Brister, G	11/13/2022	E0077294	12/23/2022	DK138
Brister, G	11/12/2022	P221112-3679	12/23/2022	DK138
Stracener, A	10/29/2022	E0081703	10/30/2022	AP184
Stracener, A	11/25/2022	P221125-3848	12/23/2022	DK138
Stracener, A	12/20/2022	P221220-4146	12/23/2022	DK138
Sattler, A	10/28/2022	E0082076	10/30/2022	AP184
Sattler, A	11/16/2022	E0082113	12/23/2022	DK138
Sattler, A	12/11/2022	P221211-4045	12/23/2022	DK138
Butler, B	10/24/2022	E0079186	10/30/2022	AP184
Butler, B	11/30/2022	P221130-3906	12/23/2022	DK138
Butler, B	12/14/2022	E0069701	12/23/2022	DK138
Stevenson, C	10/29/2022	E0080152	10/30/2022	AP184
Stevenson, C	11/21/2022	P221014-3337	12/23/2022	DK138
Stevenson, C	12/11/2022	P221211-4044	12/23/2022	DK138
Fenton, R.	10/29/2022	P221029-3515	10/30/2022	AP184
Fenton, R.	11/30/2022	P221130-3904	12/23/2022	DK138
Fenton, R.	12/20/2022	E0080239	12/23/2022	DK138
Farmer, C.	10/5/2022	P221005-3238	12/23/2022	DK138
Farmer, C.	11/30/2022	P221130-3905	12/23/2022	DK138
Farmer, C.	12/23/2022	P221218-4120	12/23/2022	DK138

Waxahachie Police Department

2022 Video Camera Review Log

1st QUARTER					
Traffic					
	Officer Name	Date of Incident	Case No.(Opt.)	Date of Review	Reviewed by
	Sgt. Wright	1/4/2022	E0069505	12/24/2022	SS120
	Sgt. Wright	2/21/2022	E0069523	12/24/2022	SS120
	Sgt. Wright	3/1/2022	E0069529	12/24/2022	SS120
	Heiskell,D	Military Leave			
	Heiskell,D	Military Leave			

(5K)

	Heiskell,D	Military Leave			
2nd QUARTER					
Traffic					
	Officer Name	Date of Incident	Case No.(Opt.)	Date of Review	Reviewed by
	Sgt. Wright	4/20/2022	E0069530	12/24/2022	SS120
	Sgt. Wright	5/17/2022	E0069540	12/24/2022	SS120
	Sgt. Wright	6/16/2022	E0069571	12/24/2022	SS120
	Heiskell,D	Military Leave			
	Heiskell,D	Military Leave			
	Heiskell,D	Military Leave			
	Lytle, S	5/26/2022	P220526-1747	5/30/2022	KW137
	Lytle, S	7/19/2022	P220719-2347	7/20/2022	KW137
	Lytle, S	7/5/2022	E0075360	7/20/2022	KW137
3rd QUARTER					
Traffic					
	Officer Name	Date of Incident	Case No.(Opt.)	Date of Review	Reviewed by
	Sgt. Wright	7/6/2022	E0069576	12/24/2022	SS120
	Sgt. Wright	8/15/2022	E0069617	12/24/2022	SS120
	Sgt. Wright	9/15/2022	E0069636	12/24/2022	SS120
	Heiskell,D	Military Leave			
	Heiskell,D	Military Leave			
	Heiskell,D	Military Leave			
	Lytle, S	8/8/2022	P220808-2584	8/8/2022	KW137
	Lytle, S	8/15/2022	E0074424	9/15/2022	KW137
	Lytle, S	9/15/2022	E0078549	9/15/2022	KW137
4th QUARTER					
Traffic					
	Officer Name	Date of Incident	Case No.(Opt.)	Date of Review	Reviewed by
	Sgt. Wright	10/24/2022	E0069669	12/24/2022	SS120
	Sgt. Wright	11/17/2022	E0069684	12/24/2022	SS120
	Sgt. Wright	12/19/2022	E0069704	12/24/2022	SS120

(5K)

Heiskell,D	Military Leave			
Heiskell,D	Military Leave			
Heiskell,D	Military Leave			
Lytle, S	10/3/2022	E0081646	10/26/2022	KW137
Lytle, S	10/25/2022	P221025-3463	10/26/2022	KW137
Lytle, S				KW137

Report prepared by Wade G. Goolsby





Memorandum

To: Honorable Mayor and City Council
From: Amy Borders, Director of Communications and Marketing
Thru: Michael Scott, City Manager
Date: March 6, 2023
Re: Film Production/Street Closures for BASS REEVES Project

The opportunity has been presented again to the City of Waxahachie to be a filming location for the Bass Reeves television production. This project is part of Taylor Sheridan's popular Yellowstone franchise. Based on a true story, the production tells the story of the first African-American U.S. Marshal.

The proposed filming dates are Monday, April 10 and Tuesday, April 11, with preparation taking place the weekend prior and possibly the end of the previous week.

The primary impact would be the use of parking spaces around the perimeter of the courthouse; and street closures in the 100 block of S. Rogers and the 100 block of E. Main.

In addition to the parking and street closure requests, additional city services that would be essential to production are police officers for intermittent traffic control (off-duty officers paid by the production), barricades and assistance from Streets Department, and other miscellaneous staff as needed – including Parks, Downtown, etc.

Prior to production, communication from both the City and the production company with each of the impacted business would take place. We would also ensure that the Police and Fire Departments, as well as Waxahachie ISD buses are aware of the street closures.

Staff has spoken with Judge Todd Little, and he indicated that the first round of filming in early February was a positive experience. County officials are currently reviewing the request for this second block of filming, and approval is expected.

Attached are complete diagrams and layouts of the footprint of the production, as well as a detailed schedule below.

PREP DATES:

WED. 4/5 (approx. 5am -- see below**) through SUN. 4/9

PARKING:

- **24 hour footprint until completion for INNER ring of courthouse parking spaces (except ADA) **on the Rogers and Franklin sides only** all 4 days, IF possible**
- All 4 sides definitely by Sun. 4/9
- **same set up through shoot dates and wrap dates

POLICE:

- IF NECESSARY based on permit requirements, 1 officer 7a - 7p for general security and traffic control

SHOOT DATES:

MONDAY 4/10

- Set 1 -- Rogers Hotel (5a - 1p approx.)
- Set 2 -- Courthouse (1 - 8pm approx.)

ADDITIONAL PARKING:

- West side of 100 S. Rogers 24 hours beginning 9pm Sun. 4/9

ROAD CLOSURE(S):

- 100 W. MAIN between Jackson & College (5a - 1p)
- 100 S. ROGERS between Main (5a - 8p approx.)

POLICE:

- 7 officers, 6am - 8pm approx.

TUESDAY 4/11

- Film in courthouse only

POLICE:

- 5 officers, 6am - 8pm

PARKING:

- ** As noted above

WRAP / RESTORE:

WEDNESDAY 4/12

THURSDAY 4/13

- 7am - 7pm approx. each day

PARKING:

- **As noted above

BARRICADES / TRAFFIC CONTROL:

TBD per streets department and/or Police.

NOTE: Final traffic control plans and local concurrence (permit) will be attached to the TXDOT paperwork once approved.

Planning & Zoning Department

Zoning Staff Report

2023 Comprehensive Plan Update



MEETING DATE(S)

Planning & Zoning Commission: February 28, 2023

City Council: March 6, 2023

CAPTION

Public Hearing on a request by the City of Waxahachie to adopt the Waxahachie Comprehensive Plan, including but not limited to the Future Land Use Plan, and Thoroughfare Plan.

RECOMMENDED MOTION

"I move to approve the Waxahachie Comprehensive Plan, authorizing the City Manager and or Mayor to execute all documents accordingly."

ACTION SINCE INITIAL STAFF REPORT

At the Planning and Zoning Commission meeting held on February 28, 2023, the Commission voted 7-0 to recommend approval of the Comprehensive Plan.

THE 2023 COMPREHENSIVE PLAN

Planning Authority

The Texas Local Government Code (Section 213.002) allows cities to adopt a comprehensive plan to guide the City's long-term growth and serve as the foundation for the City's development code. A comprehensive plan may include, but is not limited to, land use, transportation, and public facilities provisions. Per state law, a comprehensive plan must be adopted by ordinance and a public hearing is required during the adoption process to allow the public to provide comments.

Previous Planning Efforts

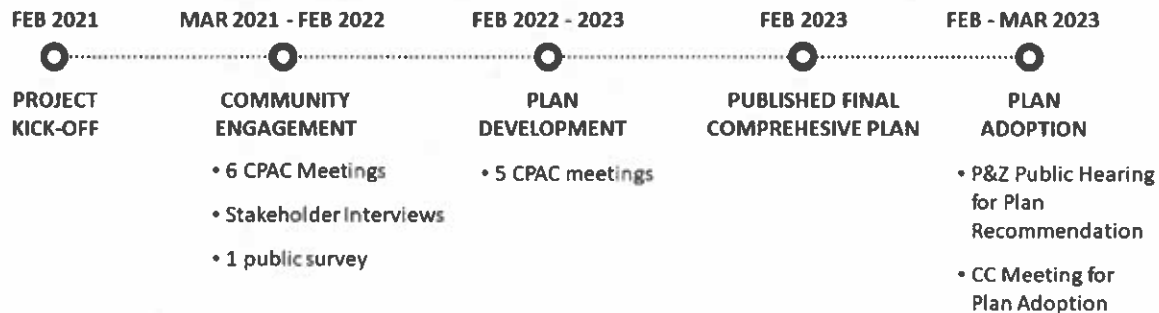
Waxahachie has a long history of comprehensive planning. It is evident through the City's growing population that the City's previous planning efforts have made Waxahachie a desirable place to live. The City of Waxahachie adopted the first Comprehensive Plan in 1974. The City subsequently updated the Plan in 1983, 1995, 2007, and 2016. The Future Land Use Plan and the Thoroughfare Plan have been critical components of all the previous plans.

The 2016 Comprehensive Plan made a conservative assumption that the City would continue to grow by 2.5% year over year, resulting in a population estimate of 39,608 by 2022. As of December 31, 2022, the City's population was 46,111 resulting in a 4.75% growth rate since 2016. Given the significant growth the City has experienced in the last few years, the 2023 Comprehensive Plan has conservatively projected the City to grow 4.5% yearly. Based on the 4.5% growth rate, the City's population is projected at 63,818 by 2030, 99,107 by 2040, and 153,910 by 2050. The Comprehensive Plan serves as a mechanism for the City to strategically assign resources and prioritize investments to effectively manage the anticipated growth of the City.

The Comprehensive Planning Process

The 2023 Comprehensive Plan update started in February 2021 when the City retained Verdunity to update the City's Comprehensive Plan. The Comprehensive Plan Advisory Committee (CPAC) oversaw the comprehensive planning process. The CPAC served as the sounding board for the City by ensuring that the Plan represented the Community's priorities, interests, and concerns. Most significantly, the CPAC helped foster transparency and accountability throughout the planning process. The CPAC comprised of the Planning and Zoning Commission, the City Council, and a group of residents appointed by council members serving during the 2021 term. The Comprehensive Plan acknowledges the contributions of these members in the "Acknowledgements" section of the Plan.

Figure A. Comprehensive Plan Timeline



In addition to the CPAC meetings, the consultant team gathered input from the public from the "2021 Resident Survey" conducted by the ETC Institute and the "2021 Community Assessment Survey" conducted by Verdunity. The results for both surveys are in the appendix of the Comprehensive Plan beginning on page 157.

The City published updates regarding the Comprehensive Plan on the City's website for the 2023 Comprehensive Plan Update. The City published an agenda for each CPAC meeting, and plan drafts were made available for public comment on the City's website. Staff also created an email distribution list for the Comprehensive Plan and received 254 subscribers. The Planning Department issued email notifications for upcoming CPAC meetings and draft publications. With the assistance of the City's marketing team, public meetings regarding the Comprehensive Plan were also advertised on the City's social media channels and resident newsletter.

The primary objective for Staff was to facilitate a transparent, engaging, and collaborative process for the 2023 Comprehensive Plan. Staff prioritized engaging the community at every stage of the planning process since the success of the Comprehensive Plan relies on its ability to address the needs and desires of the community it serves.

About the Plan

This is a pivotal time for Waxahachie as the City continues to experience unprecedented growth. The Comprehensive Plan reinvigorates the City's vision for the future and path forward with the Community's values as its foundation. The 2022 Comprehensive Plan is a policy document that provides a long-term vision and framework for managing anticipated long-term growth. The purpose of the comprehensive Plan is to help City leaders make informed decisions about allocating resources and prioritizing investments to achieve the City's priorities and values. The "Executive Summary" in the Comprehensive Plan is a brief and concise summary of the Plan.

The 2023 Comprehensive Plan is a policy document, and the adoption of the Plan does not alter the City's development regulations contained in the City's zoning and subdivision regulations. The next steps following the adoption of the Comprehensive Plan are in "Chapter 5 – Implementation." City staff, the Planning and Zoning Commission, and City Council will review and discuss each action item within the timeframe noted in the implementation table before executing the actions in the implementation chapter.

NOTIFICATIONS

As a courtesy, the City published notice of the public hearings for the Comprehensive Plan in the Waxahachie Sun. The Texas Local Government Code (Section 213.002) does not require the City to mail notice of the public hearing to each property owner in the City of Waxahachie.

RECOMMENDATION

The Planning Department recommends approval of the Comprehensive Plan Update.

ATTACHED EXHIBITS

1. Comprehensive Plan Ordinance
2. 2023 Comprehensive Plan

STAFF CONTACT INFORMATION

Prepared by:

Eleana Tuley, AICP

Senior Planner

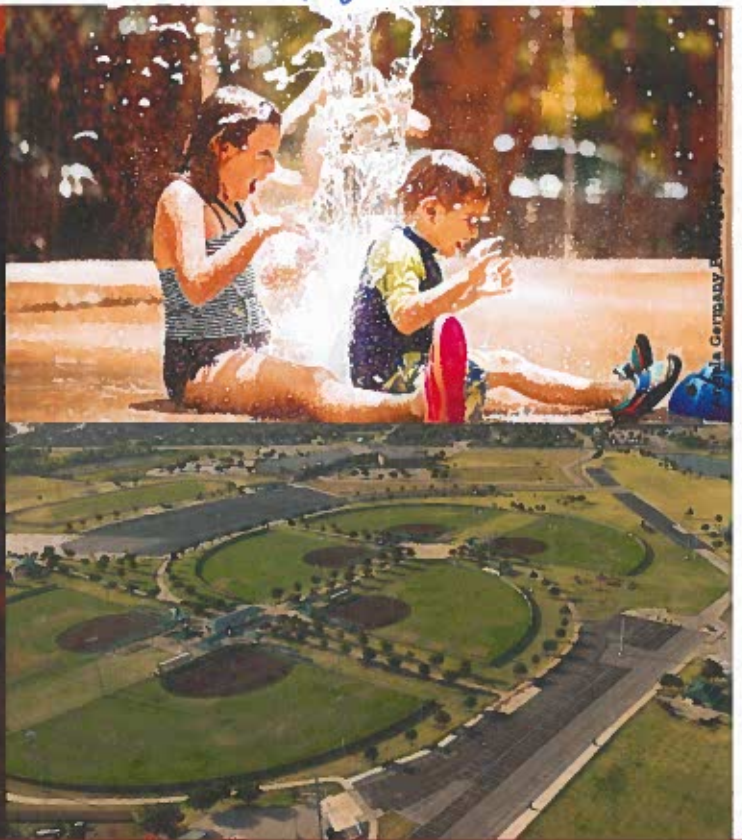
eleana.tuley@waxahachie.com

Reviewed by:

Jennifer Pruitt, AICP, LEED-AP, CNU-A

Senior Director of Planning

jennifer.pruitt@waxahachie.com



City of Waxahachie

.....

2023 COMPREHENSIVE PLAN





City of Waxahachie **2023 COMPREHENSIVE PLAN**



Adopted:

March 6, 2023

Created by:

The City of Waxahachie Planning Department

With assistance from:

Verdunity

TBG

Mobility+ Group

ACKNOWLEDGMENTS

This Comprehensive Plan would not be possible without the effort and time given by members of the community in dedication to making our city ever greater and more welcoming. This plan was created with the input of countless people and organizations, many are listed below.

RESIDENTS OF WAXAHACHIE

This document was prepared for the City of Waxahachie with the input and guidance of Waxahachie residents.

COMPREHENSIVE PLAN ADVISORY COMMITTEE (CPAC)

David Hill	Mayor Council Member Place 1 CPAC Chair
Kathleen Bowen	Council Appointee CPAC Vice Chair
Chris Wright	Mayor Pro Tem Council Member Place 3
Patrick Souter	Council Member Place 2
Billie Wallace	Council Member Place 4
Travis Smith	Council Member Place 5
Rick Keeler	Planning & Zoning Commission Chair
Melissa Ballard	Planning & Zoning Commission Vice Chair
Betty Square Coleman	Planning & Zoning Commission Member
Bonney Ramsey	Planning & Zoning Commission Member
David Hudgins	Planning & Zoning Commission Member
Erik Test	Planning & Zoning Commission Member
Ron Ansell	Planning & Zoning Commission Member
Tina Langford Ensinia	Council Appointee
Charles B. Beatty	Council Appointee
Stacey Bailey	Council Appointee
Bruce Zimmerman	Council Appointee
Shane Henry	Council Appointee
Doug Barnes	Former Mayor & Council Member Place 2
Melissa Olson	Former Council Member Place 3
Jim Phillips	Former Planning & Zoning Commission Member

CITY STAFF

Michael Scott	City Manager
Albert Lawrence	Deputy City Manager
Shon Brooks, AICP	Executive Director of Development Services
Jennifer Pruitt, AICP, LEED-AP, CNU-A	Senior Director of Planning
James Gaertner, PE, CFM	Executive Director of Public Works and Utilities
Jim Lockhart, PE, CFM	Assistant Director of Public Works
Eleana Tuley, AICP	Senior Planner
Zack King	Senior Planner
Michelle Venissat	Planning Technician
Mathias Hudock	GIS Technician
Macey Martinez, PE	City Engineer
Sylvestre E. Traore	Graduate Engineer

CITY DEPARTMENTS

Public Works and Engineering Department
Economic Development
Building and Community Services
Communications and Marketing
Downtown Development
Parks and Recreation

CONSULTANT TEAM

Verdunity
TBG
Mobility+ Group

COLOPHON

This document principally employs the typeface Ernestine Pro, designed by Nina Stössinger of FontFont. Headlines and text accompanying many graphics are set in Cubano, designed by Chandler Van De Water.

The document was laid out and typeset by Marshall Hines in Adobe InDesign on Macintosh Computers.

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EXECUTIVE SUMMARY

This is a pivotal time for Waxahachie, as the City continues to experience unprecedented growth. The Comprehensive Plan reinvigorates the City's vision for the future and path forward with the Community's values as its foundation.

This Plan is organized into five chapters; Introduction, Land Use & Growth Management, Mobility & Connectivity, Neighborhoods & Downtown, and Implementation. This document was created with input from the community, including residents, stakeholder groups, City staff, and the Comprehensive Plan Advisory Committee (CPAC). The consultant team identified the City's assets, obstacles, and opportunities through a series of public surveys and meetings with the CPAC during the public engagement process at the beginning of the project. The CPAC drafted the following identity statement during the initial stages of the comprehensive planning process.

IDENTITY STATEMENT

"We value family, responsibility to our community, and inclusivity. We respect our history, nature, and culture – and we are working together to cultivate a vibrant place that is enjoyable and affordable for residents and a true destination that welcomes new people and businesses to our community"

The guiding principles are an extension of the identity statement. They help align the City's growth and development with the community's desires for the future. By making these the forefront of all decisions, the City can drive growth and development in alignment with the City's values and priorities.

GUIDING PRINCIPLES

1

Resource stewardship and fiscally responsible growth ensures a more prosperous community for the long haul.

2

Our historic core is valuable and worthy of investment and incremental improvement.

3

When what we need is closer to home, we need fewer roads and quality of life improves.

4

When housing types are diverse and plentiful, more people can afford to live comfortably.

5

Everyone deserves access to a safe, affordable, and efficient mobility system.

6

Our culture, places, and people form the foundation for a diverse, resilient, and locally-focused economy.

The Plan provides recommendations for the three main components of the Plan; Land Use & Growth Management, Mobility & Connectivity, and Neighborhoods & Downtown. The recommendations are broad yet have a clear direction towards the goal. More specific action items are in the

implementation table in the last chapter of the Plan called "Implementation." The CPAC, Staff, and consultant team developed each recommendation to carry forward the overall mission of the identity statement.

RECOMMENDATIONS

LAND USE & GROWTH MANAGEMENT

1. Build complete neighborhoods, not just residential subdivisions.
2. Implement new policies to manage and direct growth.
3. Expand the city's park, open space, and trail system.
4. Calibrate development standards to allow the type of development envisioned within each Place Type.

MOBILITY & CONNECTIVITY

1. Coordinate land use and mobility strategies to create commercial nodes in each quadrant of the City and within neighborhoods.
2. Redesign the 77 corridor to improve traffic circulation, streetscaping, and connectivity.
3. Improve network connectivity.
4. Design neighborhood streets to prioritize people, place, and productivity.
5. Prioritize safe and efficient movement of vehicles on arterials.
6. Maximize return on investment for mobility infrastructure.
7. Provide mobility options for everyone.

NEIGHBORHOODS & DOWNTOWN

1. Maintain the character of Waxahachie.
2. Diversify housing mix to encourage diverse housing types at various price points.
3. Prioritize infill and revitalization to maximize existing infrastructure and public services.
4. Update design standards to preserve historic places and encourage higher quality design standards in historically significant areas of the City
5. Improve and enhance the central core of Waxahachie.

EXECUTIVE SUMMARY, CONTINUED

Research has proven that goals are achieved when they are written down and a strategy to achieve them is established. The implementation table organizes the recommendations by chapter, and there is either one or more actions to achieve each recommendation. Additionally, the implementation table identifies the entity responsible for carrying

out the action and the timeframe in which each should be accomplished. Staff should monitor the implementation table on an annual basis to track the progress of the recommendations and their associated actions. The progress should be presented to City Council for informational purposes periodically.

MOBILITY RECOMMENDATIONS

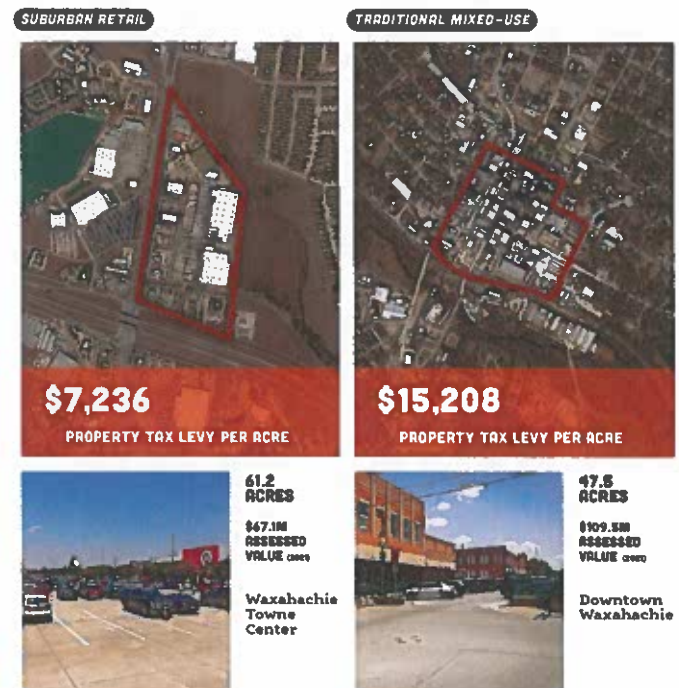
Recommendation	Action	Type	Timeframe					Department/Entity	
			Always	6 Months	1 Year	3 Year	5 Years	Lead	Support
M-1 Coordinate land use and mobility strategies to create commercial nodes in each quadrant of the City and within neighborhoods.	1 Consider developing design guidelines for 35 and 287 to preserve and enhance the visual aesthetic of these major gateways into the City. Design guidelines should address building and parking placement, signage, and streetscaping.	Guidelines				X		Planning Dept.	N/A
M-2 Redesign the 77 corridor to improve traffic circulation, streetscaping, and connectivity.	1 Consider coordinating with TxDOT to improve the 77 corridor. The City should identify what corridor changes or improvements can improve traffic flow, pedestrian connectivity, landscaping for beautification purposes, and simply better fit into the context of the area it serves. If the City Council considers any future improvements to 77, there should be public meetings to discuss such changes with the public to garner support. It should be noted that this action may require more city funding to hire a consultant to design improvements.	Partnerships					X	Planning Dept. & Public Works and Engineering Dept.	P&Z Commission and City Council
	1 Encourage street stub outs and/or cross access to adjacent undeveloped land with new development to increase connectivity.	Regulations	X					Planning Dept. & Public Works and Engineering Dept.	N/A
	2 Encourage short block lengths and a gridded street pattern with new development.	Guidelines	X					Planning Dept. & Public Works and Engineering Dept.	N/A

The Comprehensive Plan focuses on refining the City's priorities and desires for the future, while improving its fiscal health. The Plan discusses development patterns and the financial correlation for each. The consultant team conducted a fiscal assessment of various sites in Waxahachie to assist the community make informed decisions on the type of development that generates more value for the City. Not all kinds of development yield the same returns on investment. The City's most financially productive places, in terms of the property tax revenues per acre, were clustered around historic downtown Waxahachie. Repeated studies across the country have shown that street-fronting businesses on small lots in compact, walkable areas—such as those in downtown—tend to be vastly more productive per acre than the more suburbanized auto-oriented sites with larger lots and dedicated parking areas. The fiscal performance assessments in the Comprehensive Plan highlighted the places that generate sufficient revenue to cover the infrastructure cost to serve them, and which places cost more to serve than they generate in revenue.

The goal of the Comprehensive Plan is to encourage a development pattern that helps the City balance its tax revenues with the cost of public services and its long-term infrastructure maintenance obligations. Oftentimes, the initial cost of roads and utilities are paid by developers. However, the City is then responsible for the ongoing maintenance cost of the streets and utilities after they are constructed, which are funded through tax revenues and other public funds. Communities across the country have welcomed growth with little thought about the long-term financial implications of maintaining the associated infrastructure that comes with growth over time. However, Waxahachie has long thought about the costs to future generations and has sought to approach community development in a more fiscally responsible manner instead of solely relying on tax increases or resorting to cutting public services. With the extensive amount of undeveloped land and infill opportunities, Waxahachie is an optimal time to grow the City's wealth and prosperity through fiscally responsible development, which optimizes tax revenues, but is in keeping with the character of the community.

Waxahachie is home to several vibrant neighborhoods and is recognized for its rich

collection of historic resources. New development, whether infill or greenfield, should be context-sensitive and fit into the scale and character of existing neighborhoods. Future neighborhoods should exemplify the complete neighborhood concepts in the comprehensive plan, and the quality and design should embrace and carry over Waxahachie's character and unique charm. As the City continues to grow, Waxahachie must balance revenues, cost of public services, and placemaking efforts that enhance the community character of Waxahachie. In addition, the City will need to monitor its fiscal health by ensuring short and long-term infrastructure maintenance costs stay within the City's ability to pay for them. Through fiscally responsible development, Waxahachie can be a fiscally resilient, affordable, and vibrant community. By making the identity statement and the guiding principles at the forefront of all decisions, elected and appointed officials can align their efforts for fiscally responsible growth with the City's values and priorities.



AN INTRODUCTION TO COMPREHENSIVE PLANS

Waxahachie is entering a critical period in its growth and development as a community. The city is experiencing rapid growth, with hundreds of new homes being entitled and built each year. Since the city's last comprehensive plan was adopted in 2016, the population has grown from 34,000 people to over 41,000 (over 20%), and the city limits now span roughly 51 square miles. While this growth has brought more people, businesses, and amenities to the community, it has also increased the amount of services and infrastructure the city is tasked with providing and maintaining long term.

Issues that were mentioned in the 2016 plan such as traffic congestion and the need to diversify housing continue to be present, and by some metrics, have worsened as a result of continuing to build mostly single family detached homes and auto-centric commercial. These tensions and constraints will only get worse without intentional efforts to bridge the gaps.

Lasting prosperity does not come from endless new growth and expansion. It's cultivated over time by the people living and working in the community.

Where, when, and how the city develops in the next 10-20 years will have a direct impact on the city's long-term fiscal health, affordability, and vibrancy.

This plan has been crafted with a primary focus on leveraging growth and public investments in a manner that incrementally enhances quality of life for residents while also closing the city's resource gaps over time.

Through an extensive process of engagement, the community expressed both their concerns and aspirational vision for the future. This plan was drafted by taking into consideration the needs of a diverse group of stakeholders. Insight from residents, business owners, employees, and organizations throughout Waxahachie are all a part of this document.



WHY DO WE NEED A NEW PLAN?



To make growth work for, not against us.

Growth does not always lead to sustainable, inclusive prosperity. In fact, certain types of growth can actually lead to the opposite. Waxahachie's development to date has been a healthy balance of neighborhoods that serve a diverse population in a pattern that is financially affordable, but recent growth pressure has the potential to skew the city's development pattern to one that is more expensive to serve and live in and less inclusive. This process is about deciding what residents want for their community, laying out a framework to manage growth to achieve these outcomes, and most importantly, understanding and getting comfortable with necessary compromises.

To introduce consistency, communication, and accountability that residents desire.

Managing expectations of residents during growth can be extremely challenging, time consuming and frustrating. Establishing a cohesive vision, core values, planning principles, policies and prioritized implementation actions will clarify roles and expectations for City Council, staff, local businesses, and residents and empower everyone in the community to contribute. Action items and decisions will be measured and tied back to this Plan, providing transparency and accountability.

To make the city more proactive, and less reactive.

The absence of current, coordinated plans and development codes has resulted in many decisions and day-to-day activities being reactive. Handling most development projects as planned developments (commonly referred to as PDs) is time consuming for staff, makes it difficult to manage and clearly communicate expectations, and sometimes limits the City's ability to maximize return on investments. Updating the Comprehensive Plan and Development Code to allow incremental and infill development to increase intensity gradually city-wide puts city leaders in a position to streamline permitting efforts and be proactive decision-makers across all aspects of the City's development and operations.

To get more bang for our collective buck.

Infrastructure and development decisions today have financial consequences in the future. Choosing to build in less naturally high returning patterns forces the city to try and find revenue elsewhere. The City has to be especially careful about how limited funds are invested. City leaders need a plan for maximizing the return on investment of the City's resources in a way that increases property values, improves quality of life, and reduces long-term infrastructure liabilities. Otherwise, the City will soon be faced with deteriorating neighborhoods and service liabilities that far exceed the community's capacity to pay for them.

THE MAKEUP OF A PLAN

Leading a city is a daunting task. There are always more demands than resources. As the name suggests, this plan outlines a comprehensive overview of city needs and desires. Then, it outlines the path forward. City officials change over time, so the Plan serves as the constant guide. It expresses the goals and direction of the community, and lays out the “game plan” for making these outcomes a reality. Clear expectations and responsibilities are outlined so meaningful progress can be made.

In Waxahachie’s case, the plan serves both as an educational document which provides a basic understanding of many of the concepts required to understand and interpret the needs of the community as well as an organized series of recommendations and supporting documentation that serve to help make Waxahachie more reflective of its residents and guiding principles. Items like a Future Land Use Map and a Thoroughfare Plan provide specific suggestions on how to improve land use and transportation planning. An

implementation strategy is provided at the end of the plan to establish an action plan to achieve the recommendations and goals for this plan and to move the community closer to its shared vision and identity. The Plan provides the framework necessary to move forward. However, success is wholly reliant on City officials and residents.

The Texas Local Government Code (Section 213.002) allows cities to adopt a comprehensive plan to guide the City’s long-term growth and serve as the foundation for the City’s development code. It serves as a 10-20 year plan that establishes the City’s overall land use pattern, transportation network and water/wastewater infrastructure. The comprehensive plan identifies the lack or availability of resources to manage the anticipated growth in the future. The City can amend and update the comprehensive plan to recalibrate the plan to reflect changes in the City’s growth and development pattern over time.

Who Was Involved?

INPUT & EXPERTISE



Public

The public provided input on the community’s strengths, weaknesses, areas for improvement, and desired future. They also participated in public input meetings and gave feedback on various drafts of the comprehensive plan.



Stakeholder Groups

Interviews with representatives of WISD, and Waxahachie Partnership Incorporated as well as business owners and organization leaders were conducted to get well rounded feedback.



Comprehensive Plan Advisory Committee

The comprehensive plan advisory committee (CPAC) was composed of the Planning and Zoning Commission (P&Z), City Council, and a group of residents appointed by council members serving during the process. The CPAC met to oversee the planning process, and to inform the identity statement, guiding principles, and plan goals. They served as ambassadors of the Plan to ensure the City’s values were reflected and captured in the Comprehensive Plan.

PLAN DEVELOPMENT



Consulting Partner

The City of Waxahachie hired Verdunity to update the City’s Comprehensive Plan. They conducted an analysis of existing conditions, facilitated all project meetings, educated Staff, and CPAC on best practices; and drafted the comprehensive plan.

REFINEMENT & ADOPTION



City Staff

City staff provided ongoing input and review of the planning process and deliverables to ensure the content in the plan is accurate and actionable.



P&Z and City Council

In addition to their role on the CPAC, commissioners and council members were given the opportunity at the end of the process to approve or reject the plan for adoption, with City Council having the final authority to formally adopt the plan.

WHAT IS OUR GOAL, AND WHY DOES IT MATTER?

WE AIM TO ACCOMPLISH...

Understanding our current and forecasting future needs

To remain fiscally solvent, a city must develop in a manner that generates sufficient revenue to cover liabilities, not just today, but in the future.

Telling the story of Waxahachie

Having a clear identity and set of values helps Waxahachie avoid becoming “Anywhere, USA” and distinguishes it from the surrounding communities.

Getting the big stuff right

Creating priorities for land, infrastructure, and economic development decisions is essential. Doing so maximizes return on investment. It also builds a high quality of life today and for years to come.

Establishing clear expectations and consistent, predictable decisions

In this process, elected officials, staff, and other partners will be unified, efficient, and proactive.

Creating an informed and engaged public

Engaged residents support city leadership and bring ideas forward. They actively participate in decisions. They represent their neighborhoods and wishes. Most importantly, they contribute to positive change.

WE DO THIS BY ASKING...

What can the city, and its residents afford?



What defines Waxahachie today, and in the future?



How, and why do we want to grow?



What does a successful implementation program look like?



How do we empower our residents to contribute to this process?



SO WHY DOES THIS MATTER?

It's simple. The future of a city affects everyone within it, from its newest arrivals to lifelong residents. Everyone has a vested interest in making their community the best place it can be to live, work and play.

HOW TO USE THIS DOCUMENT

Basic Organization

This Comprehensive Plan has been organized so as to be useful to the city staff and elected officials who will use the document to underpin and support their day to day work – but special consideration has been made to ensure that the plan is understandable and approachable to the community it aims to serve. The document is organized into three main parts.

INTRODUCTION

The introduction (which you are reading now) is designed to do a few things. First, to give you an understanding of the plan itself; how it was written, who participated in its creation and what it aims to accomplish. It also provides an educational foundation for a number of the concepts that the plan relies heavily on. Namely the concept of fiscal stewardship, and how land use in any community substantially affects the economics of that community.

Finally, the introduction concludes with an assessment of Waxahachie today, how the city has developed over time, how past decisions have affected the City's revenue, services, and affordability, and what generally must be done to put the City on a more financially sustainable path.

MAJOR COMPONENTS

The major components of the plan are Land Use & Growth Management, Neighborhoods & Downtown, and Mobility & Connectivity. A chapter has been dedicated for each of these topics in the Comprehensive Plan.

The Land Use & Growth Management chapter establishes the City's overall land use pattern for the next 10-20 years, and identifies the type of development and housing we want to see in the future. It is imperative that we choose options that will make Waxahachie fiscally resilient and this chapter explores a fiscal impact analysis of the chosen long-term growth pattern.

Neighborhoods & Downtown provides guidance on the makeup of different neighborhoods and the elements inside those neighborhoods that will make them successful. How blocks are arranged and pedestrians are accommodated for are considered along with a specific assessment of one of Waxahachie's premiere neighborhoods, Downtown.

The chapter on Mobility & Connectivity looks at how the residents of Waxahachie get around and provides a thoroughfare and trail plan that provides for multimodal connectivity across the city. How successfully a community is able to convey people between their homes and the services and activities they use regularly directly affects both the economic productivity of the city as well as the health and happiness of its residents.

WHERE NEXT?

IMPLEMENTATION

The implementation chapter is an action plan to accomplish the recommendations from each plan component. Action items are organized by plan component and identify a department or entity responsible for carrying out each action item.

RESIDENTS

If you are a resident of Waxahachie and reading this document for the first time, it's best to acquaint yourself with the Introduction Chapter, specifically the subsections on The Economics of Land Use, Waxahachie's Identity Statement, and Guiding Principles. These three parts provide the contextual knowledge to help you understand how the plan components (Chapters 2-4) were drafted. Then you can skip around to the specific chapter that you are most interested in to see the direction and plans the city has regarding that specific component.

STAFF

Since much of the day-to-day interaction that staff will have with this plan will be referencing the recommendations, those have been put right at the beginning of each Chapter. The actions that accompany the recommendations are accessed most easily in Chapter 5. Understanding and internalizing the Guiding Principles is also important for staff since new recommendations from staff should always be aligned with making progress toward the community's priority outcomes.

ELECTED & APPOINTED OFFICIALS

As an elected official, you are constantly endeavoring to understand and apply the will of the community to the decisions you are making. The Identity Statement and Guiding Principles form a checklist to evaluate proposed projects against and help inform decisions so that the benefits that may come today are balanced with the values, character, and desired future of the community. Most importantly, understanding how development decisions impact fiscal sustainability and affordability as explained in the Economics of Land Use section is critically important.

DEVELOPERS

The Economics of Land Use section in Chapter 1 and the Chapters Land Use & Growth Management (2), and Mobility & Connectivity (4) will contain a great deal of relevant information to provide an understanding of how Waxahachie wants to grow. Understanding the Identity Statement and Guiding Principles can help to align your projects with the broad directional statements that are at the heart of Waxahachie's focus for the future.

UPDATING THE PLAN

This plan, and all of its components should be systematically reviewed and updated to reflect the changing nature of the City of Waxahachie and its goals. However, no component of the Comprehensive Plan should be altered or updated without first considering its correlation to the vision statement and guiding principles. These foundational elements of the plan are a representation of what’s important to the residents of Waxahachie.

Recommendations and their accompanying actions are the items which will need the most frequent review. As existing recommendations are achieved, new ones should be introduced that move Waxahachie toward the future imagined in the Guiding Principles. Staff will be the most common source of these updates as their on-the-ground work provides an exceptional vantage point

to see where new work needs to be done to improve the community. City Council should also review recommendations yearly to see how progress is being made and if necessary, suggest additions. Though these two groups are the most likely ones to suggest changes to recommendations, public input should be gathered on a regular schedule to help inform staff and Council’s work. A low-overhead way of doing this would be to solicit feedback on a specific organizational component during high-turnout public events. Regardless of the source, it’s imperative to ask two questions when weighing new recommendations. First; Does this recommendation align with the identity and guiding principles that the community has identified? Second, does this recommendation align with the fiscal goals of the City in the short, and long-term?



Writing Meaningful Recommendations

Recommendations are broad, but they are clearly directional. They suggest a large goal that will help to move the community toward the Identity Statement in a manner that adheres with the Guiding Principles. They are aligned with a specific Chapter. They do not include individual tasks. For example, a good Land Use & Growth Management aligned recommendation might be: "Implement a logical growth boundary to focus future development within existing service areas." Whereas a recommendation that is too prescriptive would be: "Do not allow high intensity uses east of US 287."

 **BROAD DIRECTIONAL RECOMMENDATION 1**

 **BROAD DIRECTIONAL RECOMMENDATION 2**

 **BROAD DIRECTIONAL RECOMMENDATION 3**

 **BROAD DIRECTIONAL RECOMMENDATION 4**

 **BROAD DIRECTIONAL RECOMMENDATION 5**

 **BROAD DIRECTIONAL RECOMMENDATION 6**


Writing Useful Actions

Actions are specific tasks that serve to accomplish recommendations. It is easy to think of these as a checklist that, when finished, allows the community to call a recommendation complete. For example, using the growth boundary recommendation previously mentioned could have the following actions:


1. Identify geographic features that create logical and natural boundaries city-wide
2. Identify all areas of the city that can be currently served by city W/WW within 100'
3. Draw a boundary that takes into consideration these two factors that produces the smallest land area.

Each of these actions are tasks that staff can follow specifically to produce the outcome recommended.

 **ACTION 1**
Specific Achievable Task

 **ACTION 2**
Specific Achievable Task

 **ACTION 3**
Specific Achievable Task

 **ACTION 4**
Specific Achievable Task

Successfully completing all actions should mean that the recommendation has been fulfilled.

THE PLANNING PROCESS

Phasing

This Comprehensive Plan was broken up into five major phases. Major milestones in each phase are listed on the right side of this page. After adoption of the plan, successful implementation and meaningful and measured refinement should take place over time.

Community Engagement

A variety of methods were used to collect input and feedback. The engagement program was intentionally organized to balance information sharing (education and awareness), information gathering (listening), and two-way discussions to explore topics in more detail and capture context. Options were also balanced to provide opportunities for the community to engage online, in person in group settings, and through private one-on-one discussions. Most importantly, multiple presentations and discussions were held early in the process to explain connections between past development and current infrastructure and resource challenges. These discussions and the accompanying land use fiscal analysis have been used at multiple points in the process to bring people and perspectives together and build consent around the strategies Waxahachie will need to embrace to become a more financially resilient and prosperous community.



HOW ENGAGEMENT INFORMED THIS PLAN

**VIBRANT
COMMUNITY
ASSESSMENT**



**BASELINE
ESTABLISHED**

**SURVEYS &
COMMUNITY
MEETINGS**



ASSETS

IDENTIFIED

OBSTACLES

**CPAC, PLANNING
& ZONING, AND
CITY COUNCIL**



REFINED INTO



**IDENTITY
STATEMENT**



**GUIDING
PRINCIPLES**

INITIAL BASELINE

Resident Survey

A community wide survey was completed by ETC Institute in April 2021. Results were presented to city leaders just as the planning process was beginning and a copy of these results are in the appendix of this document. This survey represented a deep-dive into a broad range of topics and was used as the starting point for development of this plan. Over 80% of residents said they were satisfied or very satisfied with Waxahachie as a place to live and raise children, and the City ranked well above state and national averages for the quality of city services and customer service from city employees. Top community priorities in this survey included:



**CITY STREETS
AND SIDEWALKS**



**OVERALL EFFECTIVENESS
OF CITY COMMUNICATION
WITH THE PUBLIC**



**OVERALL
ENFORCEMENT
OF CITY
CODES AND
ORDINANCES**



**OVERALL
QUALITY OF
CITY WATER
& SEWER
FACILITIES**



**OVERALL
QUALITY OF
POLICE, FIRE,
& EMERGENCY
MEDICAL
SERVICES**

Vibrant Community Assessment

This assessment provided a starting place to understand the community's positions on a number of issues. In June of 2021, residents across the city provided answers to 11 questions on a 10-point scale. These questions are listed below with the average score they received. The first number is how the question scored with council and staff, and the second number is how the community responded.

	STAFF	RESIDENTS
1. How engaged are your community's citizens?	4.2	3.9
2. How likely is it that young people will live and work in the community after graduating from high school or college?	4.3	4.1
3. How attractive is your town to new businesses and/or talent?	6.1	5.3
4. How strong is your education system?	7.1	6.6
5. How vibrant is your downtown?	8.0	6.6
6. How successful are you at getting wealth off the sidelines and encouraging people to invest in the community?	5.9	4.9
7. How easy is it to create and run a small business in your community?	6.9	5.3
8. How likely are small business owners to receive the training and development they need to thrive long-term?	5.6	4.7
9. How proficient is your community at measuring, tracking, and reporting outcomes and results and making objective decisions based on them?	6.1	4.6
10. To what extent are local government entities aligned and successful at working together to create a better quality of life for your community?	6.8	5.2
11. How committed are you to making your community the best it can be?	9.4	8.1

DIRECT COMMUNITY FEEDBACK

Survey Quotes

The consultant team conducted the Community Assessment Survey between July and August 2021. The survey consisted of a total of 18 questions. A copy of the survey results is in the Appendix. Collectively, the survey results informed the consultant team of the City's opportunities and challenges. Based on the responses for question 11 (Please describe what you feel is the City's biggest opportunity to

improve?) and question 12 (Please describe what you feel is the City's biggest challenge?), survey respondents were most concerned with: the pace of growth, infrastructure, traffic and congestion on 77, lack of commercial services, lack of communication, and the need to manage property taxes. Below are quotes from these survey questions.

THE PACE AND PLACES OF GROWTH

"Quite a bit of growth is planned, including thousands of new homes and citizens. Is there a plan to create water to supply these new homes, businesses and citizens?"

TRAFFIC & CONGESTION ON HWY 77

"Provide infrastructure to improve traffic patterns"

LACK OF COMMUNICATION WITH THE CITY

"Improve communication between citizens and local government"

INFRASTRUCTURE

"Make sure infrastructure is keeping up with growth."

LACK OF COMMERCIAL SERVICES

"No shopping diversity and not enough grocery stores to accommodate us"

NEED TO MANAGE PROPERTY TAXES

"Property taxes are taxing long-standing citizens out of their homes"

IDENTIFIED ASSETS

Assets

In the same survey, respondents identified these elements which were most unique and valuable to Waxahachie. These elements can be viewed as building blocks upon which we can build Waxahachie's future. The list is ordered by the number of mentions of each asset.

1. History and Culture

When you visit Waxahachie, you immediately get a sense of the community's past. There are many neighborhoods filled with well preserved historic homes. Continuing to preserve and enhance the city's historic buildings and places is important to current residents, but also serves to attract new residents and tourists to the community.

2. Downtown

Waxahachie has one of the more successful and thriving historic downtowns for communities of similar scale. Continuing to cultivate the development and evolution of this area without compromising its unique character is important.

3. Small Town Feel

Waxahachie has been, and continues to be a tight-knit community. The relationships, diversity, and shared values of those who have lived here are important, but as the city grows, it's becoming more difficult to maintain this culture. Those living here want to protect this culture while still embracing growth.



4. Natural Amenities

The mature tree canopies and undisturbed creeks and floodplain corridors present a distinct contrast from much of the DFW Metroplex. These natural resources must be protected and integrated into the design and buildout of the community.

5. Location

Waxahachie is in the center of one of the fastest-growing regions in Texas. It is an attractive destination for future residents, businesses, and tourists since Waxahachie is the county seat for Ellis County and is less than 30 miles from Dallas.

OPPORTUNITIES

Places we can Improve

Opportunities for improvement were compiled from discussions with residents and stakeholders at community meetings and during stakeholder one-on-one meetings throughout the planning process. As is noted in this section, the residents made it clear - Waxahachie has some challenges. However, these challenges present even more opportunities.



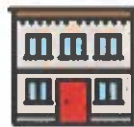
More, Diverse Businesses

Residents expressed the desire for more local businesses and entertainment options, as well as more diverse industries and employment options that would enable them to work closer to home. Waxahachie's location and culture will continue to make it attractive to larger businesses, and land is available for businesses with different needs. At the same time, residents also stated they would love to have more of their daily needs located closer to home. Continuing to recruit and cultivate a mix of businesses and distribute them throughout the different geographic areas of the city will help support a transition to complete neighborhoods and reduce traffic in the 77 corridor.



Expand Downtown

Residents stated that while the downtown is a destination on weekends and evenings, additional businesses and programming would help make it more vibrant seven days a week and throughout the day. As a result of COVID and the place-based economic development movement, many businesses are looking to locate in vibrant, walkable downtowns and local businesses can start small there with a lower barrier to entry.



Diversify Housing and Neighborhoods

One of the strengths of Waxahachie has been its housing diversity. The older parts of the city have a wide range of housing types at a range of price points, which has provided more affordable housing for some, and high-end, high value historic homes for others. This mix of housing and neighborhoods has kept Waxahachie affordable, inclusive, and unique up to this point, and serves as a blueprint for future development if the city wants to maintain its identity and values into the future.



Embrace Nature and Active Living

While Waxahachie has some nice natural areas and public parks, residents are hungry for more. Surveys and interviews indicated an interest in having access to more parks and public spaces within neighborhoods, as well as preserving natural areas for trails and other passive recreation activities. Residents would like a well-planned network of trails for commuting and recreational purposes.

THE ECONOMICS OF LAND USE

Where, when, and how a city develops has a direct impact on a city’s fiscal health. The form and process by which property develops in a community is what is called a development pattern. Different development patterns come about because of varied wants, needs, and desires amongst community leaders, residents, and developers. Below are three of the common development patterns seen in Texas and across the United States: rural, urban, and suburban. Each of these patterns accommodates a certain amount of people, requires different amounts of infrastructure and public services, and consumes varying amounts of land.

Understanding the economic constraints these patterns present is key to helping build a resilient and fiscally sustainable place. The economics of land use, at a high level, pertains to how these different development patterns generate revenue back to the city in the form of property tax, sales tax, and other revenues and similarly generate costs and liabilities in the form of services and infrastructure that require maintenance over time. To be financially sustainable, a City’s development pattern must generate sufficient revenue to pay for public services (such as public safety, recreation facilities, and administration) and infrastructure (streets, drainage, utilities), not just today but over time.

RURAL



VALUE PER ACRE	LOW
INFRASTRUCTURE COSTS*	LOW
SERVICE LEVELS	LOW
POPULATION PER ACRE	LOW
COST PER HOUSEHOLD	LOW

SUBURBAN



VALUE PER ACRE	MID
INFRASTRUCTURE COSTS	HIGH
SERVICE LEVELS	HIGH
POPULATION PER ACRE	MID
COST PER HOUSEHOLD	HIGH

URBAN



VALUE PER ACRE	HIGH
INFRASTRUCTURE COSTS	MID-HIGH
SERVICE LEVELS	HIGH
POPULATION PER ACRE	HIGH
COST PER HOUSEHOLD	LOW-MID

* Low when city services are not extended.

THE SUBURBAN GROWTH EXPERIMENT

Densely packed buildings and narrow/gridded streets were constructed in the past because it was the most cost-effective way of growing and commuting. Before the automobile, people walked and biked to their destination, making this compact and dense development pattern more desirable. Additionally, it was more cost-efficient to build upon the existing infrastructure instead of expanding it, especially since growth happened when the demand and money were available. Consequently, development focused on creating an environment on a human scale conducive to pedestrians.

When the automobile was invented, it led to what engineer and Strong Towns founder Charles Marohn coined the “suburban experiment.” The creation of the highway system, increasing car ownership, and mass-scale housing programs rolled out after

WW2 combined to create a new environment where developers were able to purchase and develop land out on the edge for fairly low costs, and the suburbs were born. Streets and buildings became more spread out than ever before, and residential, commercial, and other uses were separated. Fewer buildings were designed with unique character and built to last. Instead, they were mass-produced to be more cost-effective and resulted in today’s “cookie-cutter” homes. An example is when we see multiple homes with the same design, and there is no variation in architectural design within a subdivision. And unlike the previous growth pattern before the automobile, cities began to see massive amounts of housing, streets, and infrastructure being built over a much larger service area over a short amount of time - typically just one or two decades.

WAXAHACHIE AS IT LOOKED IN 1953



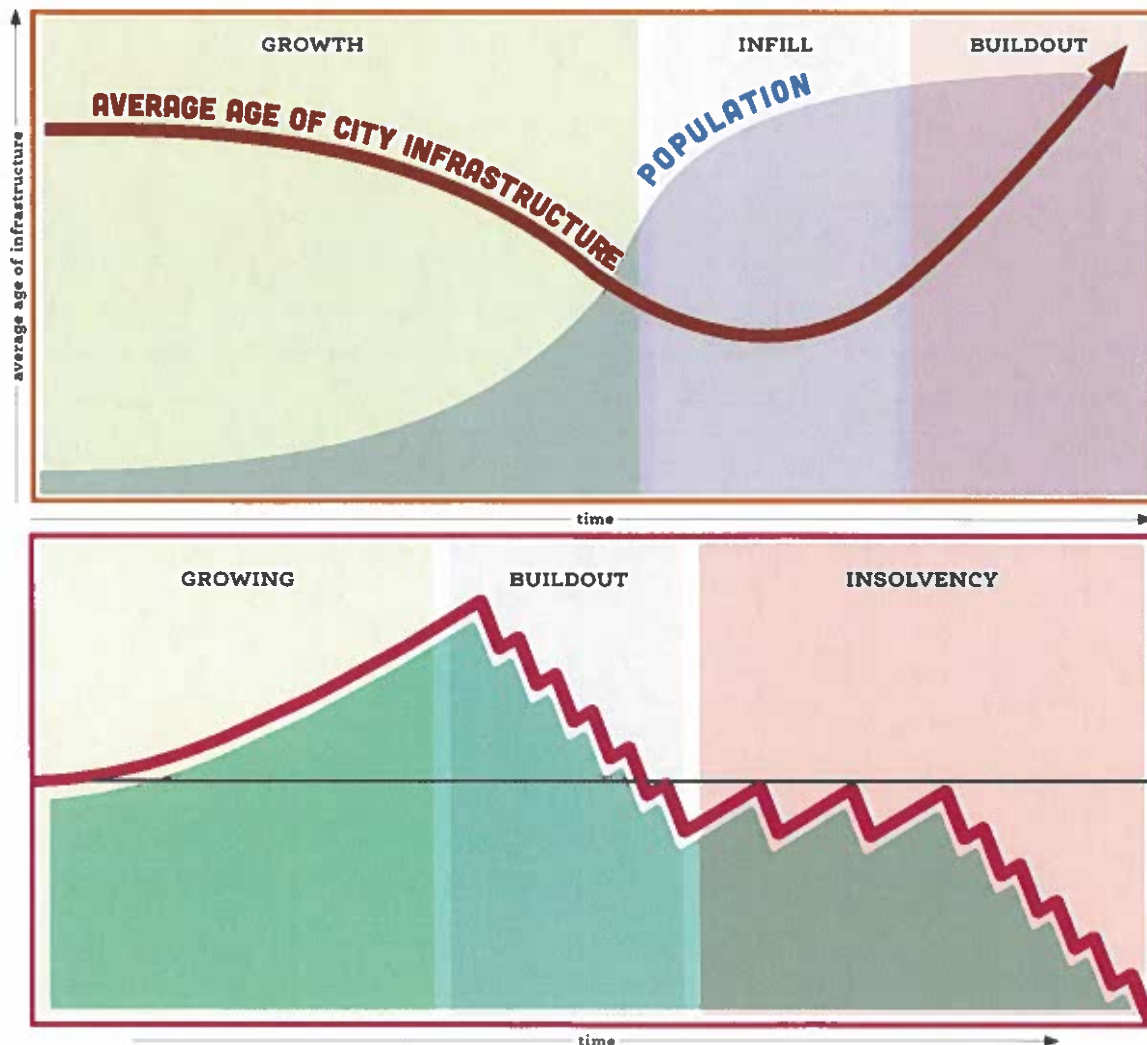
SOURCE: USGS

THE EFFECTS OF RATE AND PATTERN OF GROWTH

As the suburban growth model caught on, cities across the country began to embrace and incentivize rapid growth without fully considering long-term impacts. Private developers built subdivision after subdivision, putting in miles of new infrastructure "at no cost to the city!" and selling cities on the additional rooftops and tax revenues. This creates what Marohn refers to as an "illusion of wealth", where the overall look and feel of the community is new and affluent. During this time, there is also typically pressure to keep property taxes down and sales tax revenue will fluctuate up and down based on market conditions and demand.

Today, the significant costs of this approach are revealing themselves. As cities continue to age

and expand, development and the revenue boost from the additional homes and businesses slows down, but the neighborhoods, facilities and infrastructure built decades prior by developers have reached the end of their life cycle and are in need of replacement. Community leaders are left struggling to keep up with basic service, employment and lifestyle expectations with limited resources. This starts a cycle where cities fix what they can, and defer what's left, and eventually ends in neighborhoods deteriorating to the point where those with the ability to do so move out, while those less fortunate are forced to remain in an environment of decline and neglect.



As a city reaches full build-out, it is essential for infrastructure maintenance costs to stay within the population's ability to fund those costs. If not monitored, infrastructure costs can quickly outpace the City's ability to maintain them.

While a city grows, new revenue comes in while no major maintenance is required. But when a city stops growing and major infrastructure repairs are needed, initial gains are quickly lost. And even if growth returns, if the development pattern remains, it is impossible to recover from mounting losses.













RESOURCE CONSTRAINTS

How healthy are we right now?

In today's environment, most residents are not willing and/or able to pay more in property taxes or fees, but cities don't have the revenue needed to cover basic services and infrastructure maintenance. Each year, maintenance liabilities and resource gaps grow, and residents' concerns over property taxes and being priced out of their homes do as well. Recent state legislation to cap

property taxes and limit annexation and local control of building regulations has only increased this tension.

There are generally three scenarios that cities find themselves in when it comes to their position on the growth curve and how they are managing the resource gap:

	 Services	 Infrastructure	 Revenue	
Scenario A IN GOOD SHAPE				The city has quantified service costs, knows what its infrastructure liabilities are, and has a good clear plan to generate enough revenue to pay for those things - all while staying within the limits of what the residents there are willing and able to pay for.
Scenario B DOING OK FOR NOW				These communities tend to be in the middle of their growth phase. Older parts of the city require maintenance, but revenue from new growth is covering these costs. The wave of infrastructure reconstruction costs has not hit these communities yet, but is looming out in the future.
Scenario C ALREADY RUNNING BEHIND				These are older cities where there is limited growth, and oftentimes decline. Large areas of the city are past their initial life cycle and in need of repair. There are neighborhoods beginning to decline and there is no clear plan for how the city is going to address those needs.

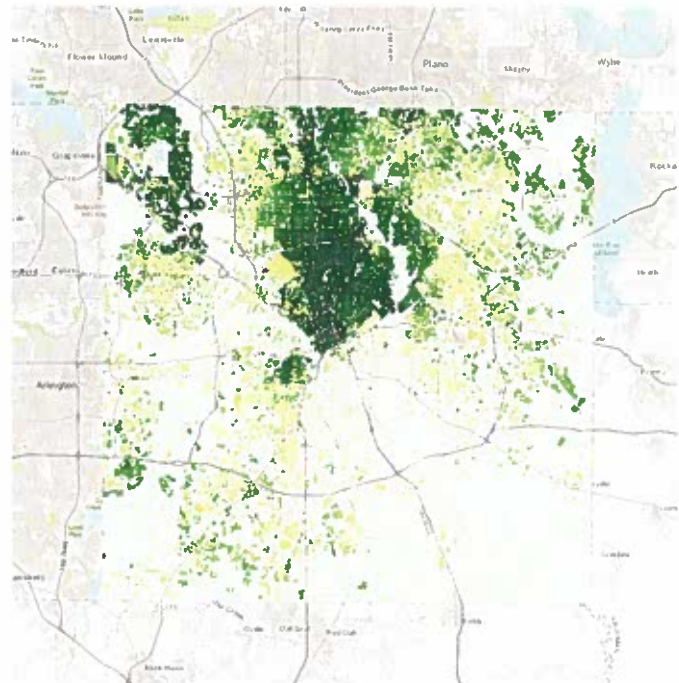
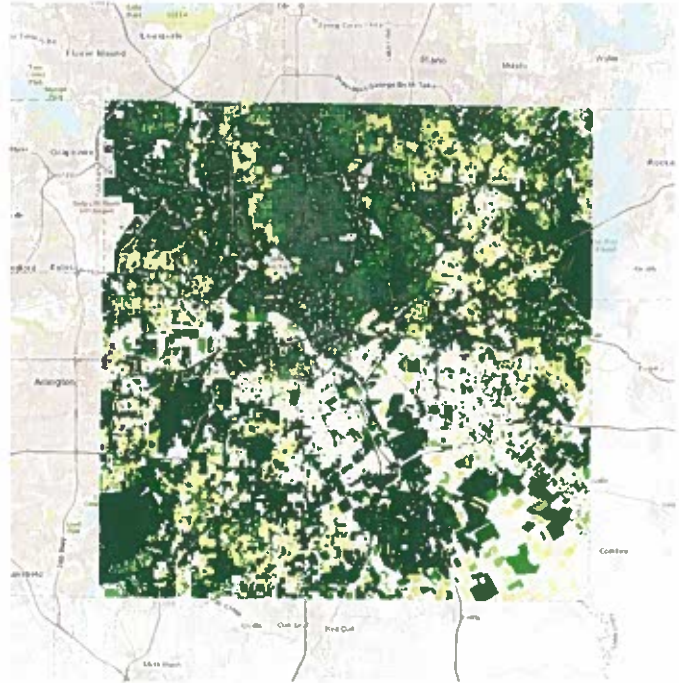
LAND USE FISCAL ANALYSIS

Why It's Important

In order to align development, services, and revenues, cities need a common language to discuss common problems and find common solutions. Land use fiscal analysis is a powerful tool that can help frame discussions and inform decisions about land use, development, infrastructure, and budgeting. Land Use Fiscal Analysis is a parcel-level analysis of the property taxes (levy or revenue) and general fund service costs for real property throughout the city. The analysis uses property tax revenue per acre and net revenue per acre on a parcel-level to map the net fiscal productivity (parcel revenue to the city minus service costs) of every property in the city. By quantifying and mapping revenues and costs on a parcel and per acre basis, we are able to see how various land uses and development patterns perform in relation to one another. The analysis also illuminates which parcels generate sufficient property tax revenue to cover the costs to serve them, and which parcels cost more to serve than they generate in revenue, thereby requiring subsidies from other parts of the city and revenue streams.

Measuring the Value of Development Patterns

Not all kinds of development yield the same returns on investment. Our most financially productive places, in terms of the property tax revenues they bring in per acre, tend to be clustered around our older downtown developments and walkable neighborhoods. Repeated studies across the country show that street-fronting businesses on small lots in compact, walkable areas—such as those along Main Street—tend to be vastly more productive per acre than the more suburbanized auto-oriented sites with larger lots and dedicated parking areas. Very little infrastructure cost is associated with this Main Street-style development, and units can easily adapt to different uses. Contrast this with the big-box-and-strip-mall approach, which eats up valuable land for diminishing returns, requires significantly more infrastructure, and is particularly inflexible to reuse.



At the top of the page, a parcel level analysis of Dallas County assessed values. This map shows “Value” spread fairly evenly across the county. But in the second map where we see the parcels represented with a value per acre of land it becomes clear that the urban core of Dallas county is where substantial value is.

CREATING A FISCALLY INFORMED PLAN

This document is intended to be a plan for the future of Waxahachie that is directly informed by, and adapted to, the fiscal realities of the community. Intentionally guiding development and redevelopment into certain areas of the city and in certain patterns can increase revenues, reduce service costs, and close the city's resource gaps over time. In order to create this type of plan and recommend strategies to ensure a resilient future for Waxahachie, there are a few questions to consider:

1

What policies support a fiscally productive and resilient pattern?

This is critical. In many places across the country, the patterns that are most fiscally productive for a city can no longer be built under the current code and design standards. Refining and re-framing these policies to make it possible to build in this more productive way is one of the things we will explore in this Comprehensive Plan.

2

How are the current development patterns in the city performing?

Providing a financial report on a more frequent basis to show how different land uses and development patterns are performing will inform the City on each development type's financial gain or loss and how it is contributing to the City's overall fiscal health.

3

What people and organizations can partner with the city to build quality infill and small projects?

Historically, development was completed by local developers. Over the past 60 to 80 years much of the explosive development seen in the United States, and very specifically in north Texas, has been undertaken by ever larger multi-regional and national development firms. For Waxahachie to thrive and sustain itself, it is important to foster and bolster local development talent by providing them with the means to be successful in the community. This means that the City needs to explicitly seek out the locals that are willing to build one building, one parcel, or one block at a time and connect them to the resources they need to be successful.

4

How can the current development pattern change to provide more value per acre?

The fiscal analysis identifies the properties with the highest and lowest values per acre. A high value property generates sufficient property tax revenues to cover the costs to serve them. A low value property costs more to serve than it generates in revenue. Understanding the financial impact of each development type will help the City to capitalize on infill, redevelopment or greenfield opportunities to maximize the City's return on public investments and offset the service costs of under performing development.

HOW COMMERCIAL PATTERNS AFFECT PROPERTY TAX LEVIES

SUBURBAN RETAIL



\$7,236

PROPERTY TAX LEVY PER ACRE

TRADITIONAL MIXED-USE



\$15,208

PROPERTY TAX LEVY PER ACRE



**61.2
ACRES**

**\$67.1M
ASSESSED
VALUE (2021)**

**Waxahachie
Towne
Center**



**47.5
ACRES**

**\$109.5M
ASSESSED
VALUE (2021)**

**Downtown
Waxahachie**

NOTE

Older neighborhoods are, or can be, some of the most fiscally productive for the city in terms of tax revenue per acre while also continuing to be affordable due to the smaller lots and buildings. In decades past, tearing down aging structures and starting fresh was the desired approach, but the rise of small developers across the country has proven that these places can be improved incrementally and inexpensively and provide a much better return for the community with very modest investment.

SMALL PAD RETAIL



\$9,525

PROPERTY TAX LEVY PER ACRE



**.68
ACRES**

**\$990,000
ASSESSED
VALUE (2021)**

**Fast Food
Highway 77**

DOWNTOWN HALF-BLOCK



\$43,351

PROPERTY TAX LEVY PER ACRE



**.42
ACRES**

**\$2.8M
ASSESSED
VALUE (2021)**

**Downtown
Waxahachie**

HOW RESIDENTIAL PATTERNS AFFECT PROPERTY TAX LEVIES

RURAL WITH INFRASTRUCTURE



\$1,779

PROPERTY TAX LEVY PER ACRE



**1.5
ACRES**

**\$410,020
ASSESSED
VALUE (2021)**

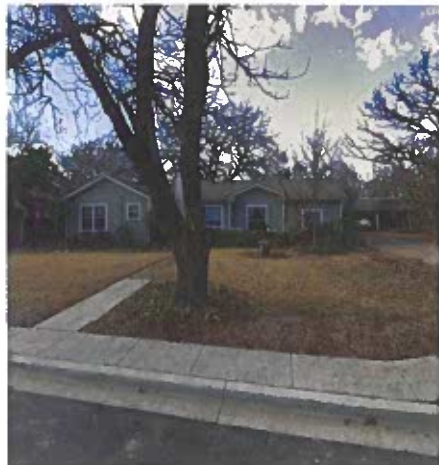
**Howard
Road**

SUBURBAN



\$3,276

PROPERTY TAX LEVY PER ACRE



**.43
ACRES**

**\$213,450
ASSESSED
VALUE (2021)**

**Cynisca
Street**

NOTE

As development patterns become more compact, levy per acre increases. It is important to understand though, that the highest value places, the ones whose levy per acre is 'off the charts' include much more than just compactness as their identifying feature. They are in walkable, mixed use neighborhoods where things like parking, public places, and green space are designed and integrated in a manner that enhances quality of life for everyone in the area. This enhanced quality of life drives values up, while the compact development pattern keeps property affordable without overburdening the tax payers. Additionally, levy per acre here was calculated by using the adopted tax rate in 2021 of \$0.66/100 of valuation. This is meant to show a representative value, but does not account for homestead or other text exemptions on these specific properties.

COMPACT SUBURBAN



\$11,317

PROPERTY TAX LEVY PER ACRE



**.14
ACRES**

**\$236,630
ASSESSED
VALUE (2021)**

**Overland
Drive**

URBAN TOWNHOMES



\$45,679

PROPERTY TAX LEVY PER ACRE

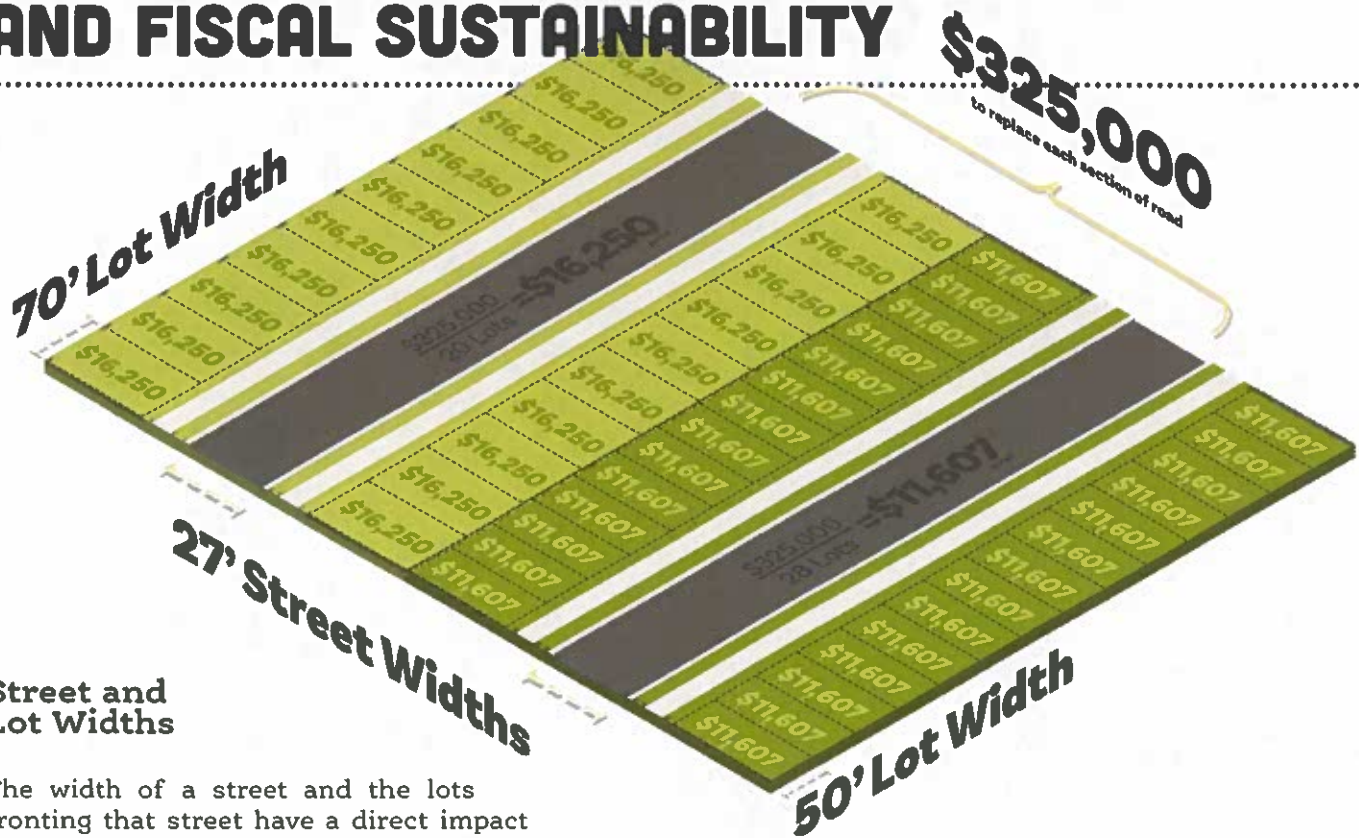


**.23
ACRES**

**\$1,592,520
ASSESSED
VALUE (2021)**

**Downtown
Waxahachie**

FACTORS AFFECTING AFFORDABILITY AND FISCAL SUSTAINABILITY



Street and Lot Widths

The width of a street and the lots fronting that street have a direct impact on the cost burden per lot or household to maintain the street. The wider the street, the more expensive it is to maintain and rebuild - at minimum, asphalt roads cost \$500,000 per 11'-lane mile. But concrete streets and other factors like sidewalks, street trees, and drainage can bring costs up to \$1.5M per lane mile.

A lot's share of the replacement cost is impacted by the number of properties fronting the street. Higher lot widths (70' in this example) reduce the number of lots fronting the street and result in a higher share of the street cost per lot, whereas lower lot widths (50' in this example) create more lots on the street and reduce the cost share per lot.

Building Coverage and Height

Taxable value can also be increased based on the building configuration on the lot. Put simply, the more building we put on a lot in both footprint and floor area (via multiple stories), the more taxable value is generated. Requirements for parking and open space can limit the buildable area for a site, so it's important to explore strategies for shared parking, stormwater management (regional detention), and parks and open space to find an optimal balance between land usage, revenues, and costs.



THESE HALF-BLOCKS HAVE IDENTICAL

SIDEWALKS	STREET LIGHTS
CURBS	TRASH
WATER	POLICE
SEWER	FIRE SERVICE
STORMWATER	SCHOOLS
TREES	BLOCK SIZE
UTILITIES	CHARACTER
STREETS	
TRAFFIC LIGHTS	

**COST BURDEN
SHARED BY 9
HOUSEHOLDS**
11.1% of total per
household

39%

LESS EXPENSIVE
PER HOUSEHOLD

**COST BURDEN
SHARED BY 2
HOUSEHOLDS**
50% of total per
household

Intensity of Development

The intensity of a development pattern has a major influence on its ability to remain solvent. In the graphic above, Kronberg Urbanists + Architects illustrate how two similar blocks will have the same infrastructure costs associated with them. Both will need access to power, water, and wastewater infrastructure, and services like fire and police at equal rates. But one block spreads the cost of that infrastructure over two properties, and the other across many more. This translates to a wildly different tax burden for the residents of the lower block versus those on the upper block.

Housing typologies like Accessory Dwelling Units (ADUs) and duplexes have the added benefit to owner occupants of creating a revenue stream that can make it easier for them to age in place.

It's common for residents to believe that infill development like we see above results in a crowded and unpleasant neighborhood. But what is clear from this scale illustration is that a higher intensity of development can feel just like the streets that many of us grew up on, as long as the building form is scaled to the humans that inhabit it and the features of a great neighborhood are a part of the design. Great neighborhoods prioritize pedestrians by providing interconnected sidewalks, street trees for shading, and safe crosswalks.

WAXAHACHIE'S IDENTITY

Elements of Our Identity

The elements below represent the distillation of the concepts, ideas, and discussion that came out of the public engagement process for this Comprehensive Plan. It is made up of three parts; Values, Assets, and Aspirations. When these items

are put together it gives a clear and meaningful picture of how the residents of Waxahachie see themselves and their community now, and how they wish to be in the future.

VALUES A shared collection of things that matter to us.

1. Family and faith
2. Fiscal responsibility
3. Diversity and inclusion

ASSETS The elements we want to protect and improve.

4. Historic core
5. Natural amenities (trees, creeks)
6. Diversity of housing
7. Heritage and culture

ASPIRATIONS what we want to be tomorrow.

8. Culture of trust and collaboration
9. Vibrant downtown core that is the economic, cultural, and social heart of the community
10. Balance of quality of life and affordability
11. Growth that benefits the people and businesses here
12. Regional hub and destination

Our Identity Statement

This statement was built by taking elements seen on the previous page and crafting them into a single sentence which is simple and memorable. This statement strives to encompass the nature of Waxahachie as its residents see it.

Throughout this plan you will see recommendations for improving Waxahachie. Each of those recommendations has been vetted by asking "Does this align with the identity of the community?"

“We value family, responsibility to our community, and inclusivity. We respect our history, nature, and culture – and we are working together to cultivate a vibrant place that is enjoyable and affordable for residents and a true destination that welcomes new people and businesses to our community.”

GUIDING PRINCIPLES



Resource stewardship and fiscally responsible growth ensures a more prosperous community for the long haul.

Stewardship at its core is a dedication to taking care of something. In this case, Waxahachie and its residents have identified that stewarding their resources in the short and long-term is a fundamental part of how they want to operate.

The community wants to grow in a way that benefits current residents and businesses, and strengthens the community's vibrancy and relevance over time. To do that, it will be imperative to manage development and capital investments in a manner that guarantees the city has the resources it needs to maintain and eventually replace the infrastructure that underpins the built environment in and around the city. In simple terms, this means the city will seek to improve development to provide a better return on its investment and to align the services that they provide with what the community is willing to pay for.

Resources are not only financial. Waxahachie is committed to protecting and preserving its natural resources as well. Ensuring that the community has access to the scenic and natural qualities in and around Waxahachie is paramount to success.



Our historic core is valuable and worthy of investment and incremental improvement.

Waxahachie's Downtown, historic homes, and original neighborhoods are the foundation of the community's culture, identity, and fiscal health. Continuing to invest in the city's historic core is critical to strengthening the community's culture, expanding local businesses and events, and diversifying housing options and price points. Downtowns and the neighborhoods surrounding them are becoming increasingly popular for retirees, young professionals, and couples interested in living and participating in an environment where most of what we need is within walking distance and maintenance of large yards or multiple automobiles is not required. However, because of this pent up demand for these places, it is also important to manage the rate and scale of development in these areas, as too much too fast would almost certainly jeopardize the character and affordability for those living and working here.

Small development principles that prioritize infill, organic growth, and incremental improvements to add people, buildings, and affordable space at a scale and pace that doesn't conflict or disrupt the existing character of surrounding properties is key to avoiding skyrocketing property values and gentrification. Additionally, these areas are ideal for strategic programming and pop-up activities that can be used to activate vacant spaces and test out ideas before investing more significant resources.



When what we need is closer to home, we need fewer roads and quality of life improves.

Quality of life is measured at the neighborhood level. Personal safety, exercise, personal education and experience, and access to basic needs are all impacted directly by where we live, who lives around us, and how long it takes to get to things. The auto-centric development pattern prioritized for the past 70 years directly impacts many of these basic human needs, mostly in a negative way, as most of these needs have been designed to be within a 15-20 minute drive.

Intentionally shifting development to prioritize complete neighborhoods where the majority of daily needs are available within a 15 minute walk or bike ride puts quality of life back at the forefront. A well designed mix of residential, commercial, and recreational uses together in close proximity improves quality of life for those in the neighborhood, but it also helps to address larger citywide issues like traffic congestion, infrastructure costs, and keeping housing and city services affordable.



When housing types are diverse and plentiful, more people can afford to live comfortably.

The combination of market pressures and rising municipal service costs is going to continue driving the price of single family homes upward. Additionally, it's important to understand that not everyone can afford or wants to live in a detached single family home in an exclusively residential neighborhood. As demographics shift to a more balanced mix of ages, interests, and incomes, more people are looking for options that are more affordable and/or in a different context, such as a duplex or small cottage that's more affordable due to the smaller size, or upscale urban living and townhomes that are more expensive but in a walkable, mixed-use context as discussed previously.

A critical piece of the puzzle required to keep housing affordable for everyone in a community is to build and maintain a mix of options both in typology and context. Having different options allows people to choose where and how they want to live at a cost they can afford, and spreads the market demand out over different types versus artificially driving up demand for any one type. It also provides people at different ages and stages of life the ability to move around as their needs evolve and still remain in Waxahachie.

GUIDING PRINCIPLES, CONTINUED



Everyone deserves access to a safe, affordable, and efficient mobility system.

To the vast majority of people, the single most important element in a transportation network is how safe it is. Yet, fatalities of pedestrians are rising. Put simply, we can't say our top priority is safety if our decisions about how we design, build, and operate our mobility system prioritizes moving vehicles quickly. By attempting to prioritize both movement of vehicles and development of places people need and want to visit for their daily needs or entertainment, we're building roads that don't function well at either.

A safe, equitable, and functional mobility system is one that serves all members of Waxahachie well, consistently and affordably. Shifting our approach to prioritize complete neighborhoods where uses are mixed and connected in a manner that is safe and convenient will reduce demand on existing roadways over time, eventually reducing the amount of money that is needed for maintenance. For more near-term success, utilizing low-cost tactical improvements to connect pedestrian facilities can provide better access to many users, while thoughtful striping and street furniture can turn a high-speed overly-wide roads into a slow-speed street with on-street parking, bike lanes, and wide sidewalks that create places where people want to spend their time and money.



Our culture, places, and people form the foundation for a diverse, resilient, and locally-focused economy

Waxahachie already has a healthy mix of both local and regional businesses across a variety of industries, and a strong education system focused on developing the current and future workforce. Growing demand for mixed-use, "live-work-play" developments, commitment from employers and younger generations to sustainability and resource stewardship, and the rise of remote work have all contributed to a shift toward place-based economic development. This approach prioritizes the creation of places where residents, employees, and potential partners and clients want to be and then using these places to attract companies and businesses. This approach is ideal for recruiting, developing, and growing a strong network of local entrepreneurs and businesses that are critical to a resilient local economy.

While there are still some industries and companies where having large tracts of land serviced and ready to build on is important, that should be a complementary strategy that supports a place-based approach. In Waxahachie, the unique culture, people, and talent development pipelines provide the framework to succeed in cultivating a strong and resilient local economy through a focus on placemaking.

COMMUNITY CONTEXT

Regional & National Trends

As technology and other factors continue to evolve, Waxahachie has both the challenge and opportunity to keep and attract people and businesses to the city. While focusing on local context and resources are the starting point, it's also important to be aware of regional, national, and global trends that are impacting where people choose to live, work, shop, worship, and play.



ALL IMAGES: SIGHTLINE INSTITUTE

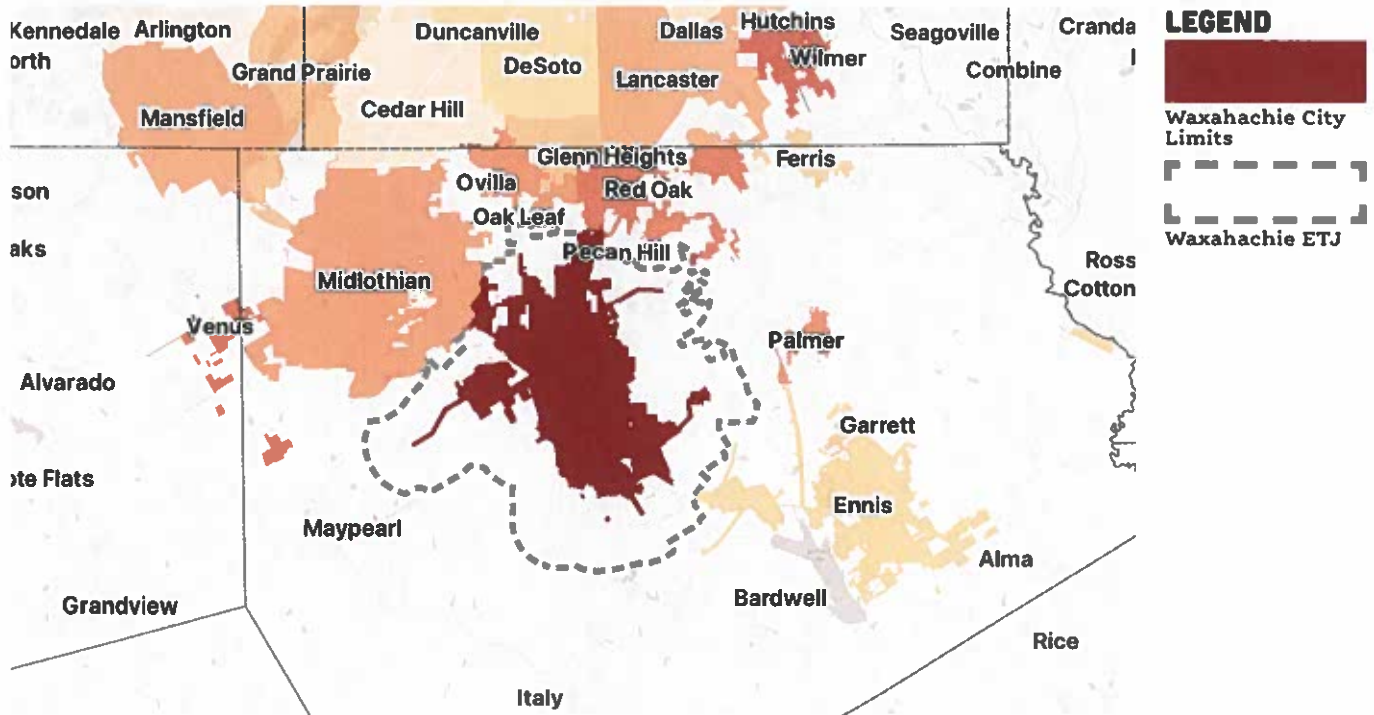
Missing Middle Housing and Choice Shifts

Many cities are finding that a key to retaining talent is the ability to find housing types that suit a broad range of people. In most places, housing variety has not met the needs of changing demographics. Household sizes have been decreasing, and many people want to age in a home that is the right size for them. Diversity of housing type is directly tied to affordability. Diverse housing in neighborhoods allows mixing of socioeconomic groups, which is appealing to Gen Xers and Millennials.

Missing middle housing comprises the range of housing styles that fall between the extremes of the detached single-family homes and the mid-rise apartment complex. These buildings generally share a similar footprint to single-family homes and as a result blend seamlessly into otherwise

monolithic neighborhoods. Since these typologies often contain 4 to 8 units they provide a more robust tax base for the city without significantly increasing service cost or infrastructure liabilities. These housing styles, which include townhouses, duplexes, courtyard apartments, and live/work units, were an essential building block of pre-1940s neighborhoods, and their appeal is being rediscovered today in towns across the country. The missing middle typologies are an opportunity to increase "high-value properties," which are development types that generate sufficient tax revenues to cover the costs to serve them and sometimes produce a surplus to offset the service costs for under performing development types.

COMMUNITY CONTEXT, CONTINUED



Regional Growth

The Dallas-Fort Worth metro region continues to grow at a rapid pace, and communities in Ellis County are experiencing their share. According to the November 2021 Dallas Morning News report on the Dallas area housing market, the median sales price of homes in the Metroplex area rose 18 percent compared to the year prior. With large employer relocations to the region, housing stock is being stressed, pushing housing prices skyward. At the time of the report, there were roughly 8,000 homes on the market in the Metroplex compared to the roughly 1.9-million single-family housing units on the ground. Those who cannot afford a home in the core Metroplex area have begun to settle in the surrounding communities.

While Ellis County's median price is \$237,533 according to the most recent census calculations, Waxahachie has a median price that is comparable in the region at \$220,498. Red Oak's median price is \$223,200 and Midlothian is the highest at \$242,300. The communities with higher end suburban residential and commercial development are rapidly expanding, though with Waxahachie

and these peer communities there is still a majority of the housing stock that was built prior to the turn of the century.

The City of Waxahachie is located at the crossroads of I-35E, US Highway 287 and US Highway 77. As part of the robust Dallas-Fort Worth Metroplex (DFW), and just 30 miles south of the City of Dallas, the City is in a prime location to capitalize on the regional growth in North Texas. Waxahachie's proximity to a regional roadway system makes it appealing to various industries, an opportunity for the City to diversify its local economy and provide its residents with ample employment opportunities. To capture the workforce it needs, the City must diversify housing to attract the talent.

Waxahachie is close to the Dallas Love Field Airport, DFW International Airport, and the Mid-Way Regional Airport, which serves as a general field airport popular among the corporate executives and private pilots visiting the area. These are assets in the area that can help leverage the City as a destination and tourist attraction in the region.

E-Commerce

E-Commerce and Social Selling eCommerce tools have taken local retailers to a new level. These tools help customers make online payments. They provide online storefronts. They can search inventory. They greatly expand the reach of small businesses. Email marketing and promotional tools are other eCommerce tools. Social selling is simply the selling of products and services online. These options allow small businesses to operate from anywhere, especially areas with lower costs of living.



Remote Work

The COVID-19 pandemic appears to create a lasting demand for remote work. Whether it is working from a home in the same city, or working from across the country, working remotely is here to stay. According to a survey by Upwork, about 26.7% of Americans will be working from home during 2021. According to CNBC, a quarter of the nearly four million remote workers in the U.S. make over \$100,000 a year. This creates opportunities for people to land jobs in companies that are not physically located in the Waxahachie area.



Place-Based Economic Development

Place is of great importance to Millennials, Gen Xers, and younger age groups. In particular, the “third place”, a term coined by Ray Oldenburg. The third places are places for gathering. Coffee shops, bars, bookstores, pubs, cafes, and other places where people can interact are third places. Connectedness is a priority for these groups. Walkable neighborhoods are greatly valued by these groups. They seek the celebration of differences in people, cultures, and neighborhoods. Authenticity is a high priority. Many cities do not offer this.



WHO MAKES UP WAXAHACHIE?

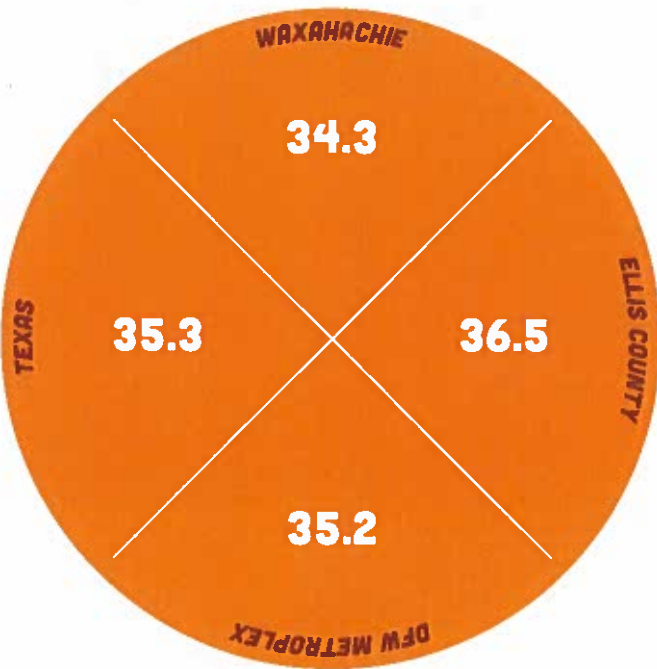
Waxahachie's history has deep ties to the Shawnee Trail that went right through where the Historic Downtown District sits today. Waxahachie translates to "buffalo creek" alluding to the Waxahachie Creek that the community was built around as well as their early dependence on the trade of livestock. True expansion came to town at the beginning of the twentieth century, and challenged the area and existing population, but the city has evolved to be a diverse and inclusive community.

Waxahachie is still growing and building out as a major contributor in Ellis County population growth. Between 2000-2020, Waxahachie's population grew from just under 21,500 to over 41,100. This rapid growth is projected to continue, projecting an average growth rate of 4.5 percent annually over the two decades. Waxahachie's population is growing younger, with an average age of around

33-years old. Looking at the adults recorded in the 2019 Census survey, only 11 percent were senior residents, while 46 percent were between 18 and 45. Overall, Waxahachie households earn 6 percent more than the state in median income but are right in the middle of the pack when compared to communities in the area. For the most part, people in Waxahachie are working around town or in the greater metroplex, with the largest industry being focused in industrial or commercial employment followed closely by education and health care.

Waxahachie's most common residents in the future will be young families that are more educated than in the past. Providing quality schools, a multitude of youth and family-friendly activities as well as more local employment opportunities will enable the city to continue to attract the younger demographic and serve residents' needs in the decades to come.

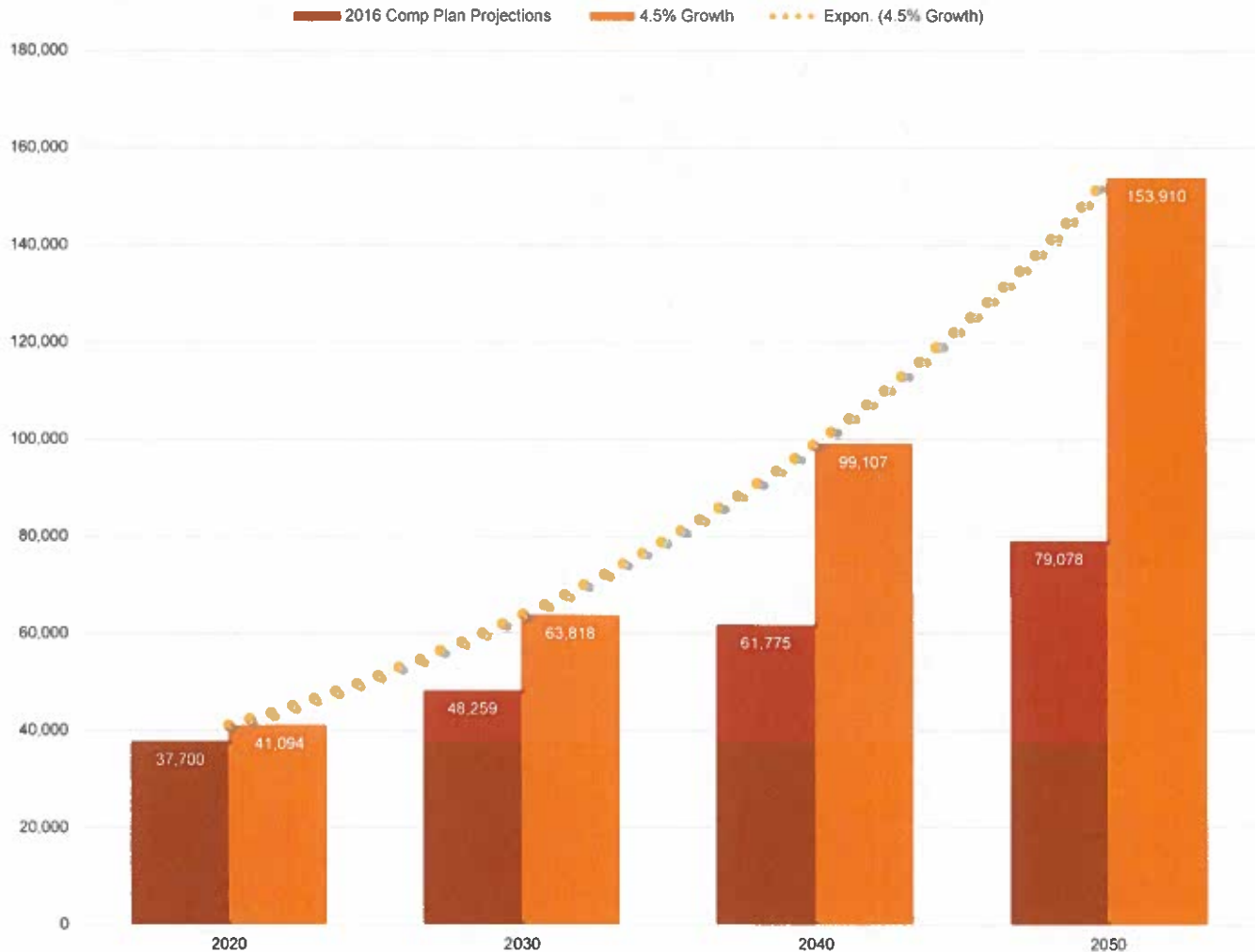
2021 Median Age



2021 Median Household Income



POPULATION PROJECTIONS



Current population estimates were compared to the population projections prepared as part of the last comprehensive planning effort which projected a 2.5 percent growth rate. The City has exceeded the growth rate projected in 2016 plan.

In an internal study of the population trends in recent years, the city has developed its own projection that leans into the last three years of population growth averaging 4.7 percent. This analysis and current housing demand has led

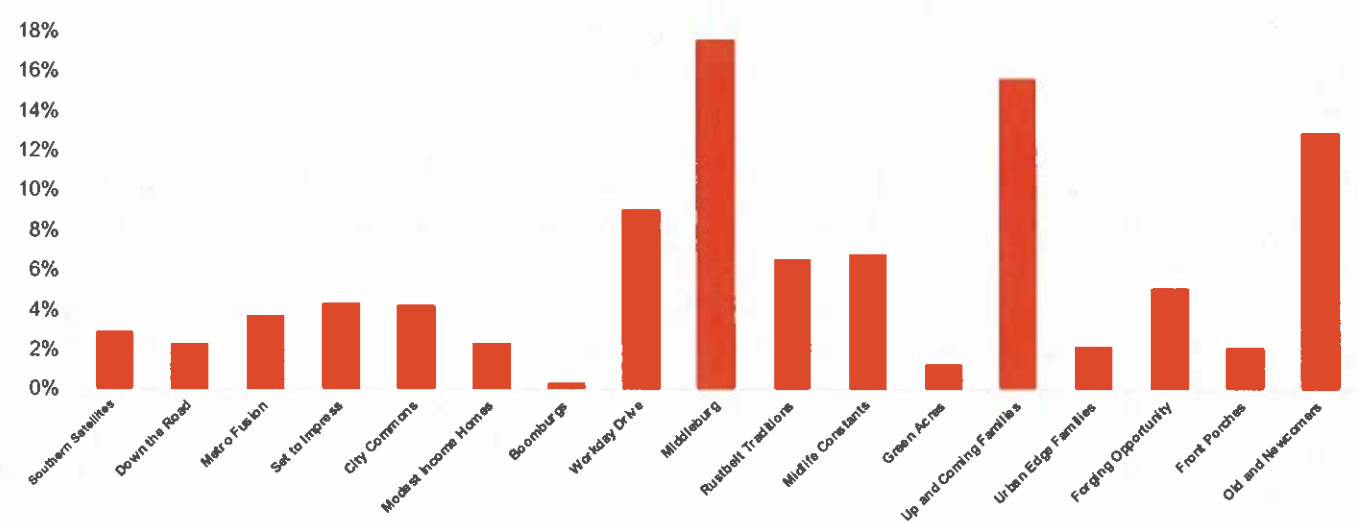
the city to utilize a 4.5 percent population growth number for this planning effort and the period of the next 20 years. The rate in 2019 was 4.7%, the growth rate in 2020 was 5%, and the growth rate in 2021 was 4.4%. Anticipating a 4.5% growth rate for the future is conservative and realistic since the average growth rate for the past three years was 4.7%.

DEMOGRAPHICS

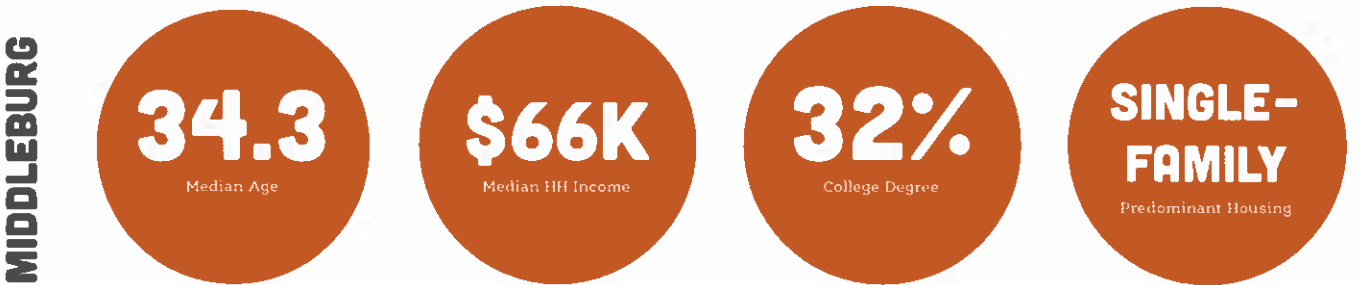
ESRI Tapestry Segmentation classifies US neighborhoods into 14 unique Life Mode groups. These groups are then further classified as 67 different consumer segments with commonly shared traits. The chart below shows the segments present in Waxahachie, with the most dominant being Middleburg. The information in the tapestry

segments provides a comprehensive profile of the City's consumer market. Demographics are most helpful to identify where we are not meeting the needs of our segments. More information on all of the tapestry segments identified in Waxahachie can be found in the appendix.

Tapestry Segmentation



Waxahachie's Dominant Segment



1. Traditional values are the norm here - faith, country, and family. Sports include hunting, fishing, bowling, and baseball.
2. Entertainment is primarily family-oriented, TV and movie rentals or theme parks and family restaurants.
3. Prefer to buy American and for a good price. Media preferences include country and Christian channels.
4. Comfortable with the latest in technology, for convenience (online banking or saving money on landlines) and entertainment.
5. Spending priorities also focus on family (toys and apparel for children) or home DIY projects. Residents are partial to domestic vehicles.

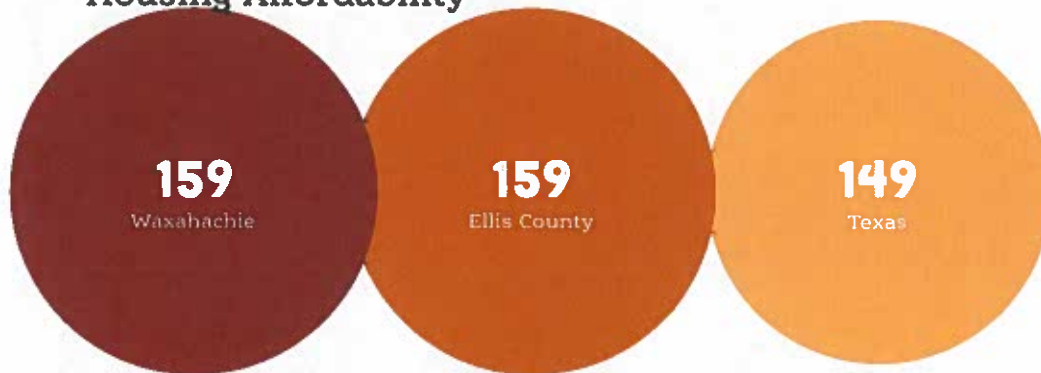
KEY INDICES

ESRI establishes measures (indices) to better understand certain characteristics in a community including housing, crime, wealth and diversity. When compared to the region, Waxahachie has a housing affordability index that outpaces the state as a whole. However, similar to other cities in the metroplex, housing affordability continues

to decrease in Waxahachie. Waxahachie's crime index is dramatically lower than regional and state averages, and diversity trails slightly.

On all of these indices, 100 is considered average. Above 100 is higher than the national average and below 100 represents a scoring below the average.

Housing Affordability



Wealth



Crime



Diversity



WHERE DO OUR RESIDENTS LIVE?

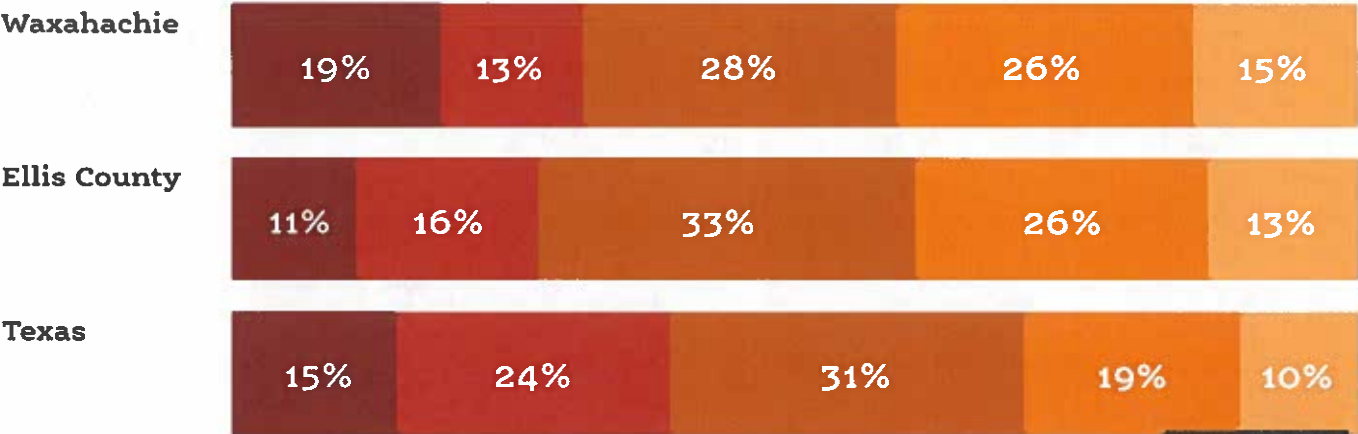
Waxahachie provides a more diverse mix of housing choices than many communities in North Texas. Waxahachie has a higher percentage of renter-occupied housing units than most and vacancy rates in 2021 were on par with the region, however, more recent information indicates a much lower vacancy rate and limited housing stock availability.

The median home value is \$220,498, which is almost 8 percent lower than the regional average. Most of the housing stock in Waxahachie consists of single-family homes, with newer homes and subdivisions being built in the north, west, and southern parts of the City. Almost 40% of the housing stock has been constructed since 2000.

Legend



AGE OF LOCAL HOUSING STOCK



SOURCE: ACS SURVEY



WHERE DO OUR RESIDENTS WORK?

Workforce

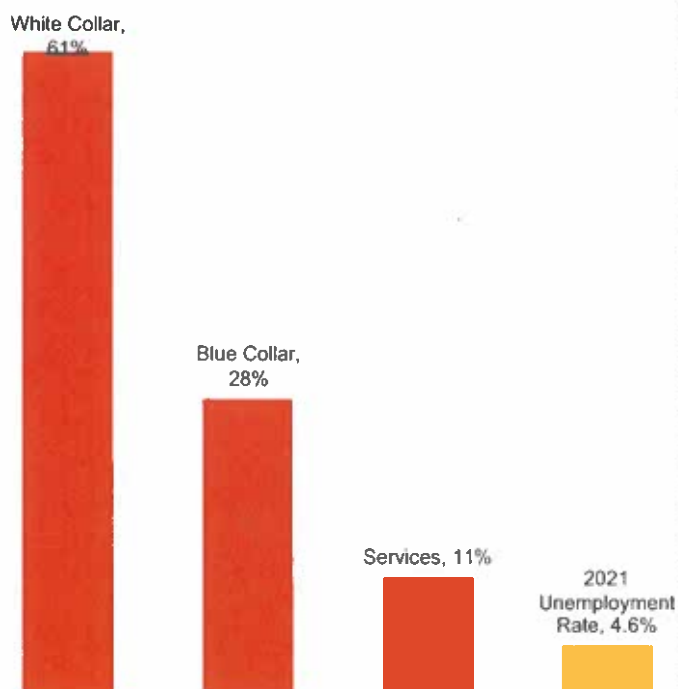
Waxahachie's civilian workforce consists of approximately 18,600 people. The unemployment rate, 4.6%, is lower than regional averages.

Most employees work in the Industrial and Retail, Manufacturing, and Education, Health Care and Social Services. With regards to occupation 61% are employed in white collar occupations, while 28.1% are employed in blue collar occupations.

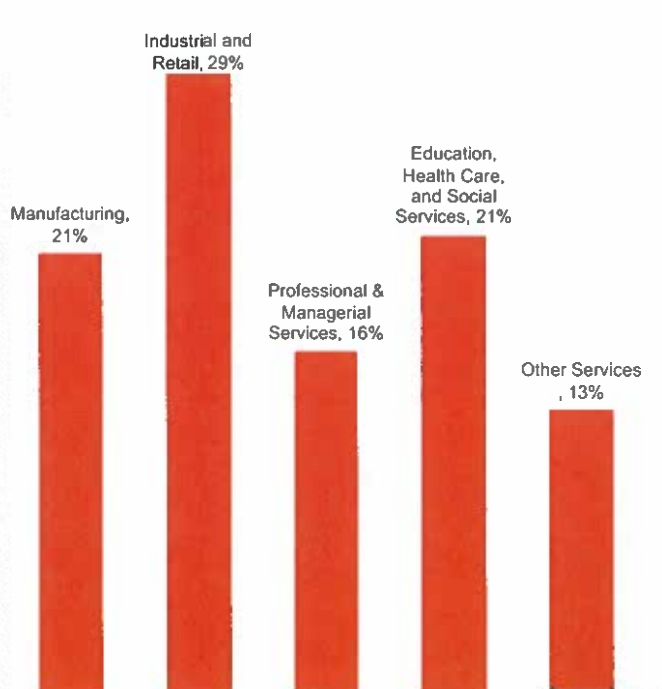
Business & Industry

There are over 1,500 businesses in Waxahachie with approximately 20,000 employees. Dominant industries in terms of number of businesses are Retail Trade, Other Services, and Health Care & Social Assistance Services. Industries employing the largest number of employees include Retail Trade, Education, Food Services, and Health Care. Major employers in the Greater Waxahachie area include Waxahachie ISD, Baylor Medical Center, and Dart Container Company.

EMPLOYMENT BY OCCUPATION



EMPLOYMENT BY INDUSTRY



SOURCE: ESRI

WAXAHACHIE'S DEVELOPMENT PATTERN

Waxahachie's original development occurred in what is now the core part of the city in the downtown and surrounding neighborhoods. The city has expanded in all directions over time, initially in the traditional grid style and then more recently in the auto-centric, suburban style. From 1950 to 2020, Waxahachie's city limits expanded from approximately 4,600 acres to 32,500. During this same period, the city's population density decreased from 2.44 people per acre to 1.07.

The majority of residential development built in recent years has occurred in greenfield development in the southern and northeastern parts of the city. While residential development has expanded outwards, the majority of the city's commercial business is located in downtown and along the 77 corridor. There has been some infill and redevelopment activity in the core of the city. This type of development should be supported through active improvements to pedestrian connectivity and streetscapes.

ANNEXATION HISTORY

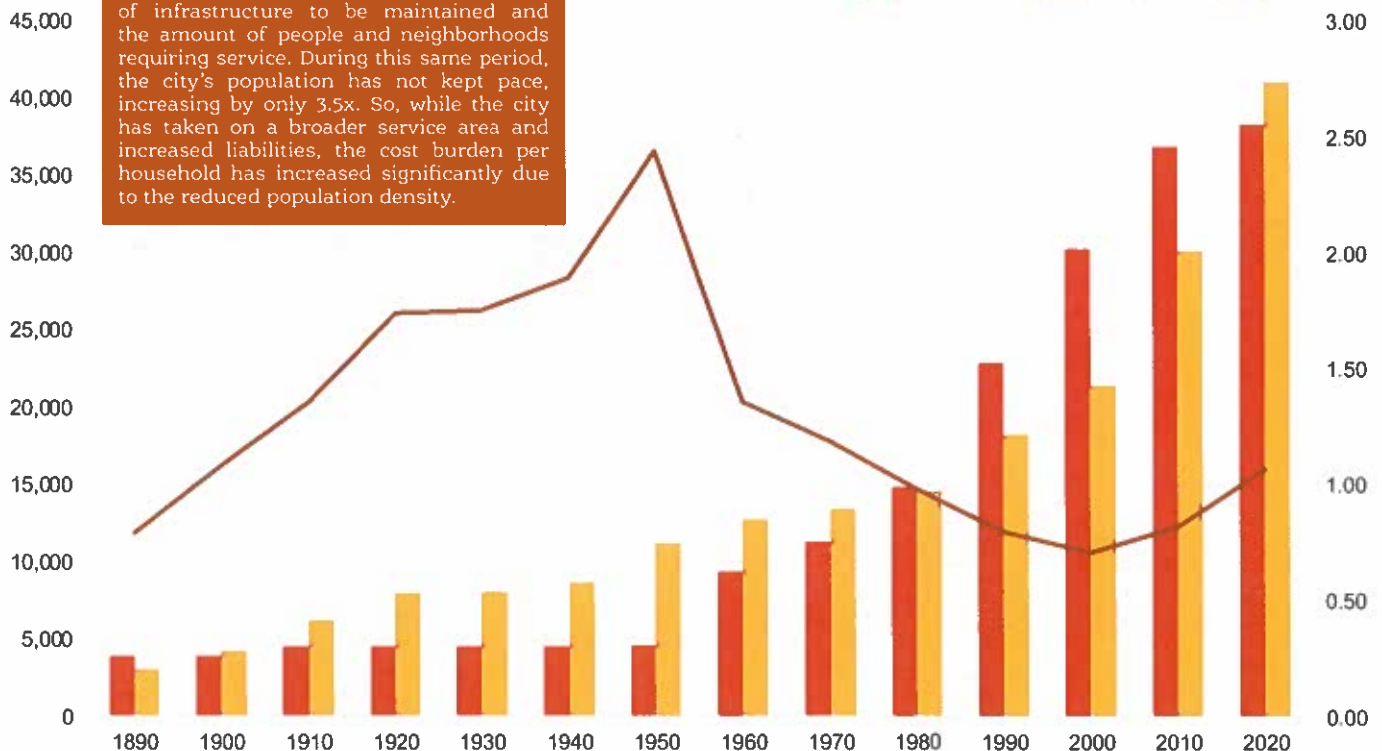
1950s 1960s 1970s 1980s 1990s 2000s
2010s 2020s



SOURCE: CITY OF WAXAHACHIE

NOTE

From 1950 to 2020, the city's footprint expanded by 7x, increasing the amount of infrastructure to be maintained and the amount of people and neighborhoods requiring service. During this same period, the city's population has not kept pace, increasing by only 3.5x. So, while the city has taken on a broader service area and increased liabilities, the cost burden per household has increased significantly due to the reduced population density.

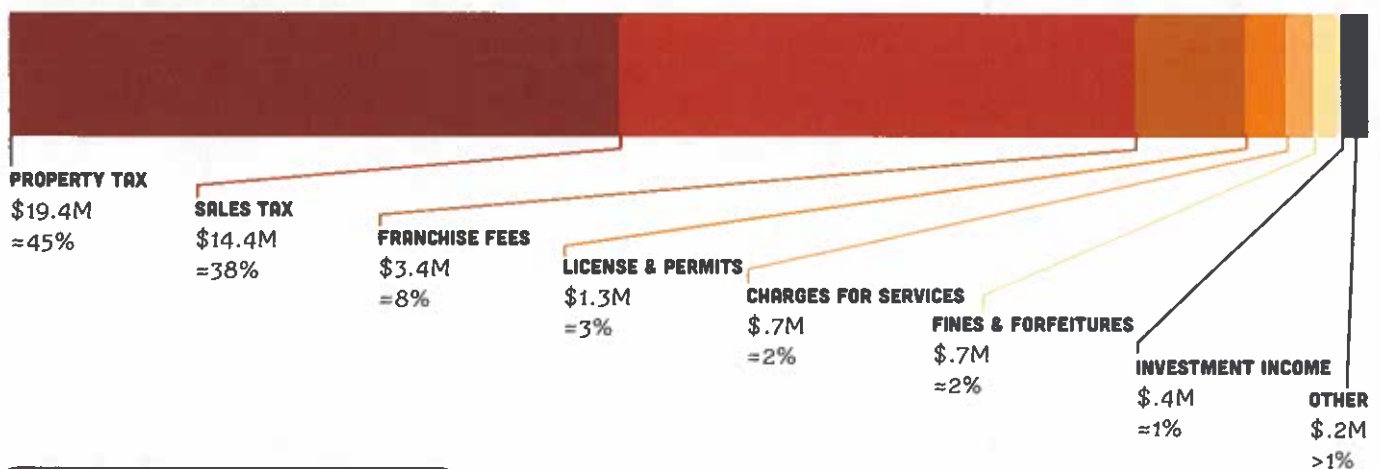


SOURCE: CITY OF WAXAHACHIE

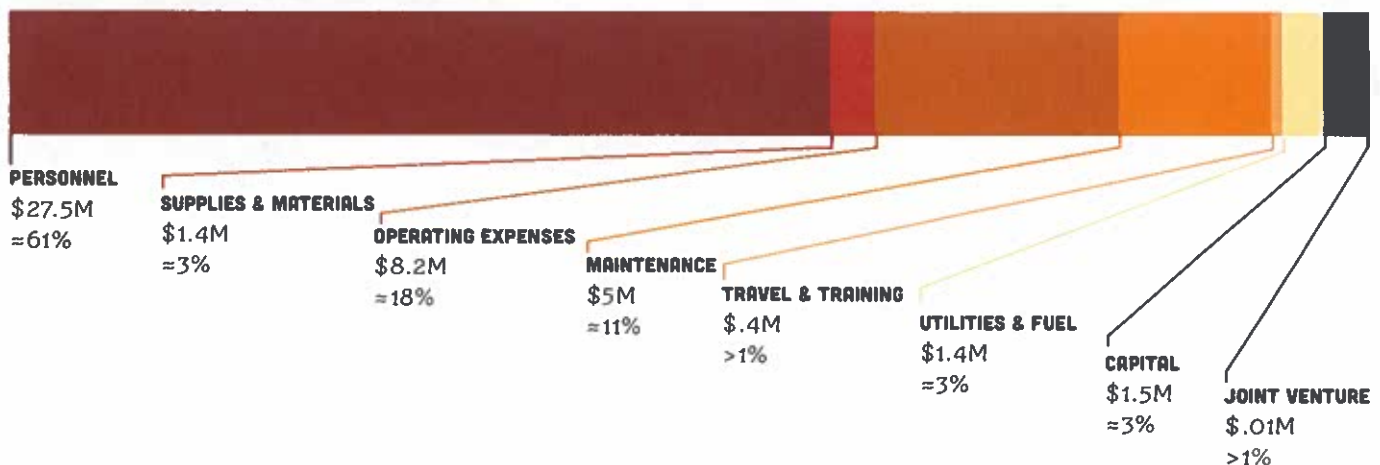
CURRENT BUDGET

In the City's fiscal year 2021 budget, general fund expenditures are budgeted to total \$45.4M, approximately a 7 percent increase from the Fiscal year 2020 revised budget. Property taxes are the largest source of revenue for the City (45 percent). The fiscal year 2021 budget includes an 8 percent increase in property tax revenue, which is primarily due to new construction and increased value. Sales tax revenue increased a little over \$2M(15 percent) over fiscal year 2020 revenue, primarily due to a full year of collections from retail that opened in fiscal year 2020, more local commerce and activity due to the decline of the COVID-19 pandemic, and conservative estimates for new retail opening in the next year.

GENERAL FUND REVENUE



GENERAL FUND EXPENDITURES



UNFUNDED LIABILITIES & RESOURCE GAPS

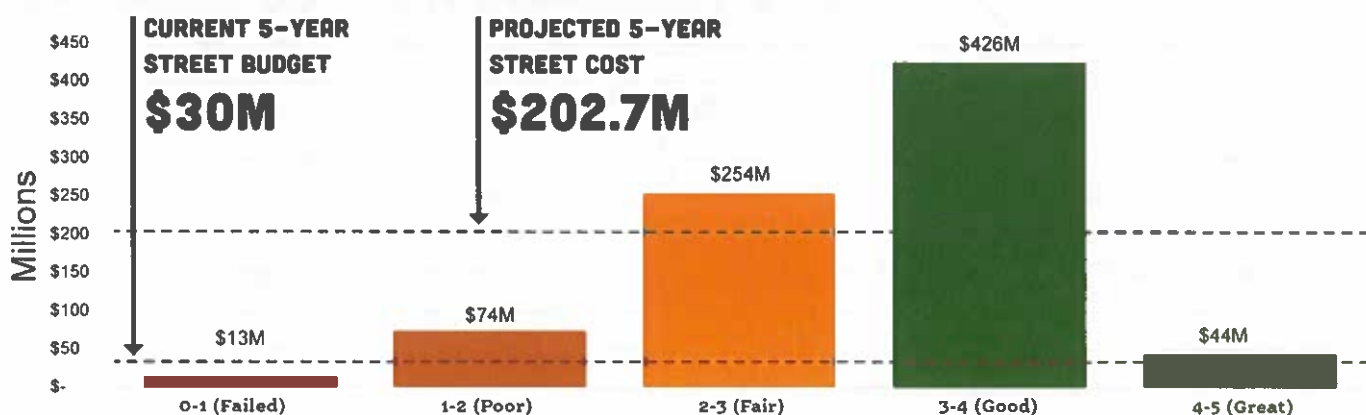
Are Expenses & Revenues Balanced?

The costs to provide basic public services to residents increases over time as a city expands its service area and adds people. The city's past decisions to extend its service area and infrastructure outward in all directions without the population density to support it have created a situation where there are fewer people to pay for the services. This has produced tension over how to balance the demand to improve public services while also keeping taxes and service costs affordable.

In order to be fiscally sustainable long-term and maintain or improve service levels, the city will need to generate additional revenue to cover existing and future maintenance costs. This can be done through raising the property tax rate and adding fees such as a street fee, but it can also be done by adjusting the city's growth and development approach to prioritize infill and incorporate higher value producing development patterns.



CURRENT ROAD CONDITIONS AND RECONSTRUCTION COSTS



AS NOTED ON PAGE 51, ROAD CONSTRUCTION COSTS ARE BASED ON A \$1.5M/LANE MILE CONSTRUCTION COST. IT IS IMPORTANT TO NOTE THAT A NUMBER OF FACTORS CAN AFFECT THIS PRICE.

DEFERRED MAINTENANCE AND STREET REPLACEMENT COSTS

Unfunded (Street) Infrastructure Liabilities

As of June 2021, the city had roughly 541 lane-miles to maintain. Using a replacement cost of \$1.5M per 11' lane-mile, it would require approximately \$811M to replace the existing streets when they reach the end of their life cycle. Averaged over a maximum replacement life of 50 years as might be typical for concrete pavement, the annual cost would be \$16.2M. However, many of the city's older roads are asphalt and already nearing replacement, so it's more likely that the city will need to replace the majority of its existing roads within the next 20 years. Averaged over this more realistic timeline this would require the city to be saving or spending an average of \$40.5M per year on street reconstruction, \$34.5M per year more than what the city currently allocates to street maintenance. Materials and labor costs have also risen dramatically since the COVID-19 pandemic – this means that replacement costs could increase above this estimate in the future, widening not reducing, the liability gap. If you incorporate Capital Improvement Program (CIP) dollars into this, it partially reduces this gap, but not nearly enough to get the city to a break-even point. As additional development is built, the number of streets to maintain and replace in the future will continue to increase.

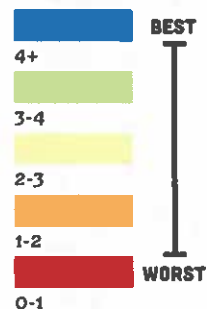
This large sum is not only a result of the sheer number of streets and infrastructure on the ground, but also the way that infrastructure has been designed. Thoroughfares with wider than necessary right of way only adds to the infrastructure costs. For example, consider a street in Waxahachie today is 36-foot wide with 12-foot lanes that could be reduced to 33-foot wide with 11-foot lanes. Reducing the street width by 3 feet saves nearly \$410,000 per mile of street.

When a development does not produce enough in property tax revenue to pay for infrastructure, these costs must be subsidized by sales tax, fees, and other funding sources. Typically though, these other funds are appropriated for other purposes, and not anywhere near what is needed to close the gap. The result is infrastructure liabilities being deferred and streets and neighborhoods that slowly deteriorate over time.

Road Conditions



LEGEND



LAND USE FISCAL ANALYSIS – OVERVIEW & LEVEL 1 ANALYSIS

Overview

An in-depth analysis of the fiscal productivity of Waxahachie's development pattern and service model was performed as part of the comprehensive planning process. A parcel-level analysis of the property taxes and general fund service costs for the various land uses and development patterns in Waxahachie provides a glimpse into which perform better than others in terms of their ability to generate sufficient property tax revenue to cover their share of service costs, including long-term roadway maintenance. The analysis used the metrics of property tax revenue per acre and net revenue per acre to map the net fiscal productivity (revenue minus each parcel's proportionate share of service costs) of all parcels in Waxahachie.

Three levels of analysis were completed to understand the fiscal performance of development today and when costs for future infrastructure replacement are considered. Each of those levels are explained on this and the following five pages.

Certain development patterns will hold their value and remain positive, even with the additional cost burden, while others will decrease significantly. The following pages provide the maps and additional detail on each level of the analysis for Waxahachie, followed by a summary of key takeaways from the analysis. Results of this baseline modeling and context from other cities was then used to project how different future development scenarios would perform financially and inform the final growth scenario, recommendations, and action plan.

Level 1 Analysis

Property Tax Revenue Per Acre

The first level of the analysis process involves mapping the revenue side of the fiscal equation. Property data and property tax levy amounts were pulled directly from the Ellis Appraisal District database files for the 2020 certified tax rolls. Levy amounts were verified with the city budget and then the appraised value, assessed value, and actual levy paid after exemptions were mapped to the parcel level. Exempt parcels such as city owned properties, churches, and other tax exempt areas such as street rights-of-way were removed from the analysis.

The map on the adjacent page illustrates the property tax levy per acre for parcels in Waxahachie, ranging from \$0 per acre up to a maximum of \$80,659 per acre. Three reference points are important when reviewing this map. First, the current general fund per acre from property tax in the city is \$831 per acre. In order to cover roughly half of the city's current (budgeted) general fund costs and replacement of existing streets with property tax revenue, the city needs to have an average levy per acre value of approximately \$2,000 per acre, or roughly \$1,640 per acre more than it's currently getting. 20% of the city's parcels and 88% of the city's land area are under this value. Finally, should the city continue to build out in a pattern similar to what's been built so far, the average levy per acre value would need to be over \$6,000 per acre to cover half of the projected general fund service costs and street replacement costs. 45% of the city's parcels and 5% of the city's land area currently exceed this value.

Level 1 Analysis Map



LAND USE FISCAL ANALYSIS - LEVEL 2

Level 2 Analysis

Net Value per Acre with Current Budget Expenditures

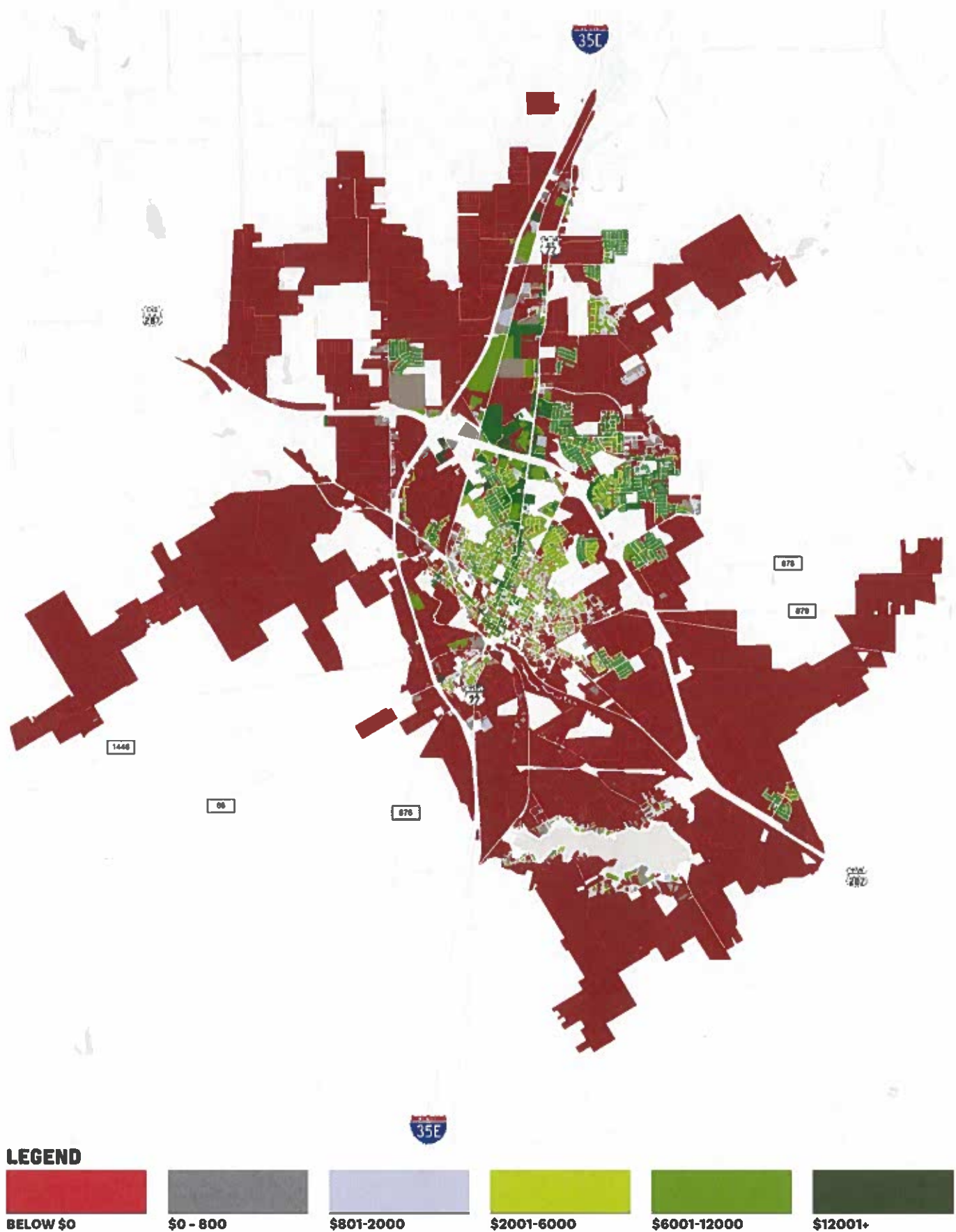
The revenue per acre mapping alone does not tell the full story. In order to understand the fiscal impacts of different development patterns, costs for services and infrastructure must also be taken into account. The first level of cost analysis focuses on allocating general fund service costs from the current year's budget to the parcels. First, the amount of general fund costs being covered by property tax was determined using the city's budget (40% or \$21,120,330). Developed properties were assumed to carry 85% of these costs, while undeveloped properties carried 15%. These amounts were then allocated to individual parcels based on proportionate area.

Only costs covered from the general fund and property taxes were considered in this analysis. Costs for water and wastewater infrastructure were not factored in, as those are typically funded through a separate enterprise fund tied to utility rates. It's important to note that utilities tend to follow the same trend as streets in that cities do not have sufficient revenue to maintain and replace utility infrastructure at current funding levels.

This generates a map that illuminates which parcels generate surplus revenue based on current budget costs, and which ones cost more to serve than they generate in tax revenue.

The map on the adjacent page shows the net value per acre for each parcel when we take the revenue it generates and subtract the costs as described. Any parcels showing in green on this map are generating a surplus amount to cover current conditions, while those in the red cost more to serve than they generate in property tax. This map and the supporting data and analysis behind it demonstrate that under the current budget and tax rate structure, while there are some development patterns and properties in the city that do generate a surplus, the majority of the city is not generating enough revenue overall to pay for the future replacement of streets and other infrastructure. This is the resource gap that future development strategies must work to close if the city hopes to avoid significant tax increases or substandard infrastructure in the future.

Level 2 Analysis Map



LAND USE FISCAL ANALYSIS - LEVEL 3

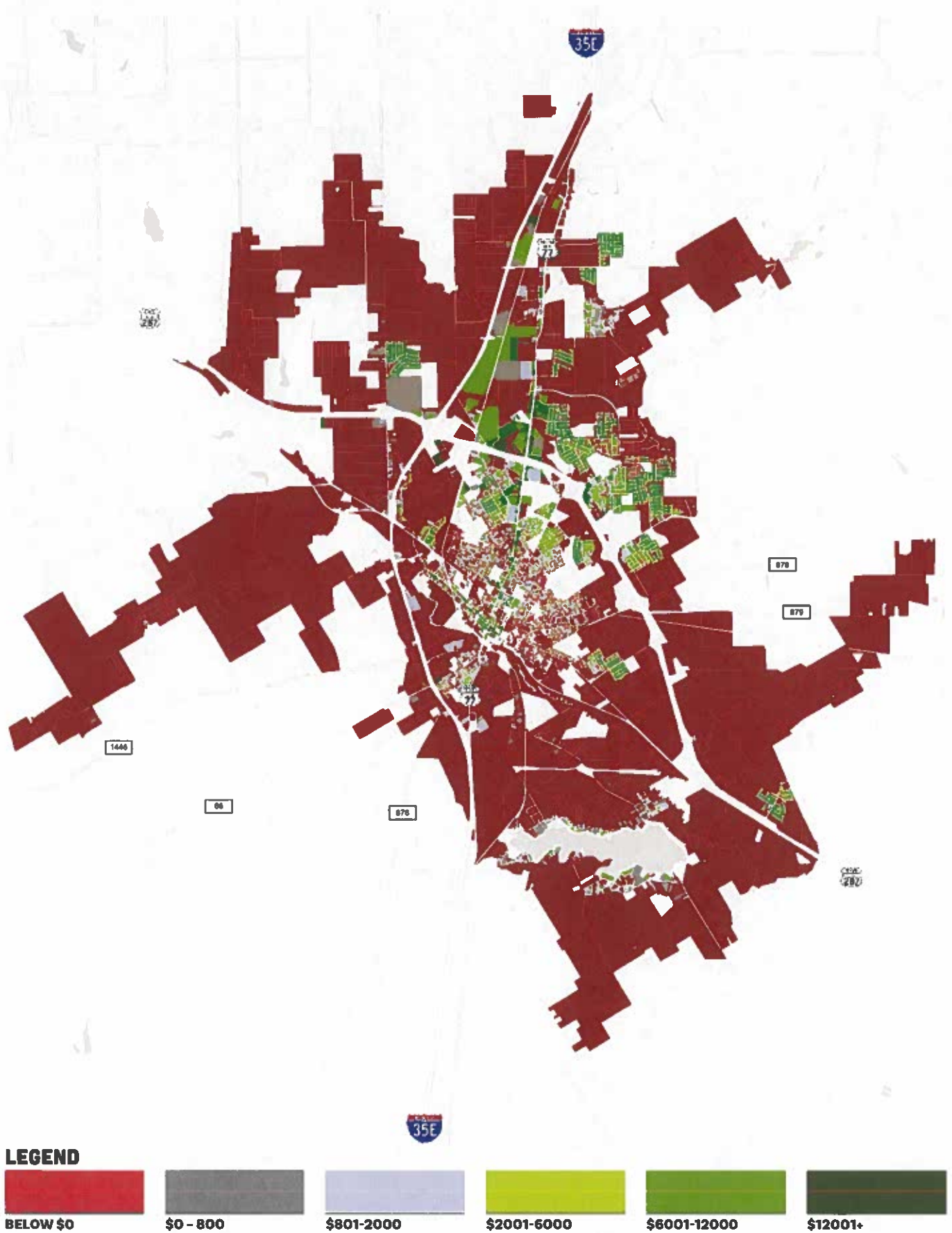
Level 3 Analysis Net Value Per Acre with Projected Maintenance Needs

The third and final step in the baseline analysis projects what additional revenue the city would need to replace existing streets when they reach the end of their life cycle. Typically, cities budget an annual amount for preventative maintenance and fund a few CIP projects through bond programs every 3-5 years. This approach does not cover the full amount needed, and while these costs are often out in the future, having a plan to reserve and build up funds annually will ensure the funding is there when it's needed.

The additional amount it would take for the city to replace existing street infrastructure was estimated as roughly \$811M. A straight average over 50 year life cycle for pavement was calculated, and then these additional costs were allocated to each parcel based on a similar proportionality process. The yearly cost for both asphalt and concrete roads is identical, the difference being concrete roads amortize the total cost of rebuild over a timeline generally twice that of asphalt. This second version of the map shows how different parcels and development patterns perform fiscally when considering the infrastructure burden and assuming these costs are covered from property tax revenue.

It's important to note that this step only accounts for replacement of existing streets, and assumes that the city does not build or take on (from new development) any additional pavement, either through widening of existing roads or adding new ones.

Level 3 Analysis Map



BRIDGING THE GAP

What solution works for us?

For cities to be financially resilient and affordable for years to come, city leaders must work to close the gap between their resources and their obligations to residents. More specifically, they must find ways to generate additional revenue to rebuild aging streets and infrastructure. Generally speaking, there are three ways in which a city can close this gap.

1



INCREASE TAXES OR FEES

Keep development patterns and service levels as-is but charge more (via higher taxes and fees) to cover the true costs. This is a difficult option because an increasing number of people do not have the means to pay much more than they are currently paying.

2



REDUCE SERVICES

Maintain current taxes and fees where they are but cut services to align with revenues. This is what most cities are currently doing, where services and maintenance needs are budgeted to fit available revenue and those that are unfunded get deferred. This can work for a short period, but eventually the neighborhoods and infrastructure must be maintained, or property values will start to decline causing people and businesses to leave the city.

3



DEVELOP RESPONSIBLY

Adjust development and infrastructure to enable an affordable balance of services and taxes. By prioritizing infill, redevelopment, and more financially productive development patterns, the city can generate additional tax base from its service area and improve the return on investment of taxpayer dollars without necessarily having to raise the tax rate or charge more fees. This is the most feasible and effective option.

LAND USE & GROWTH MANAGEMENT

Recommendations

1 BUILD COMPLETE NEIGHBORHOODS, NOT JUST RESIDENTIAL SUBDIVISIONS.

Complete neighborhoods are not only a quality of life improvement but also reap many financial benefits for the City. In a complete neighborhood, streets and sidewalks are interconnected to make daily needs more accessible by walking or biking. Complete neighborhoods have housing, schools, parks and commercial/personal services within a close proximity to make daily goods and services more accessible from home.

2 IMPLEMENT NEW POLICIES TO MANAGE AND DIRECT GROWTH.

Analysis conducted with this Comprehensive Plan shows that expansion of the city limits and extension of new infrastructure is not necessarily required to accommodate a majority of the projected growth. The City should utilize the growth sector map to prioritize development in areas with existing infrastructure instead of extending infrastructure to undeveloped areas, which would unnecessarily increase the City's liabilities long-term.

3 EXPAND THE CITY'S PARK, OPEN SPACE, AND TRAIL SYSTEM.

As the City continues to grow, it is essential to prioritize and preserve open space areas for recreational purposes. Parks are a quality of life improvement and critical spaces for community gathering and interaction.

4 CALIBRATE DEVELOPMENT STANDARDS TO ALLOW THE TYPE OF DEVELOPMENT ENVISIONED WITHIN EACH PLACE TYPE.

Single use subdivisions and regional commercial centers conflict with the community's desired values, particularly fiscal responsibility, affordability, and healthy living. Development standards should be updated to support the place types and complete neighborhood principles established in this Plan.

SNAPSHOT

Working Toward Sustainable, Inclusive Growth

Land is the most valuable resource a city has. When land is developed, it is often done with current conditions and immediate benefits in mind, such as additional rooftops, businesses, and the tax base that comes with them. However, what is built also has long term impacts on the community. Housing mix and affordability, pedestrian safety and walkability, infrastructure condition, water quality and supply, and the financial health and resilience of the city are all examples of things that are impacted by development decisions over time. Therefore, decisions about where and how development occurs must look at both short and long-term implications.

The Land Use & Growth Management chapter of this plan provides the framework for guiding decisions and setting policy about what will be built, where, and when so the City can capitalize on near term opportunities while also ensuring long-term sustainability and affordability.

30K

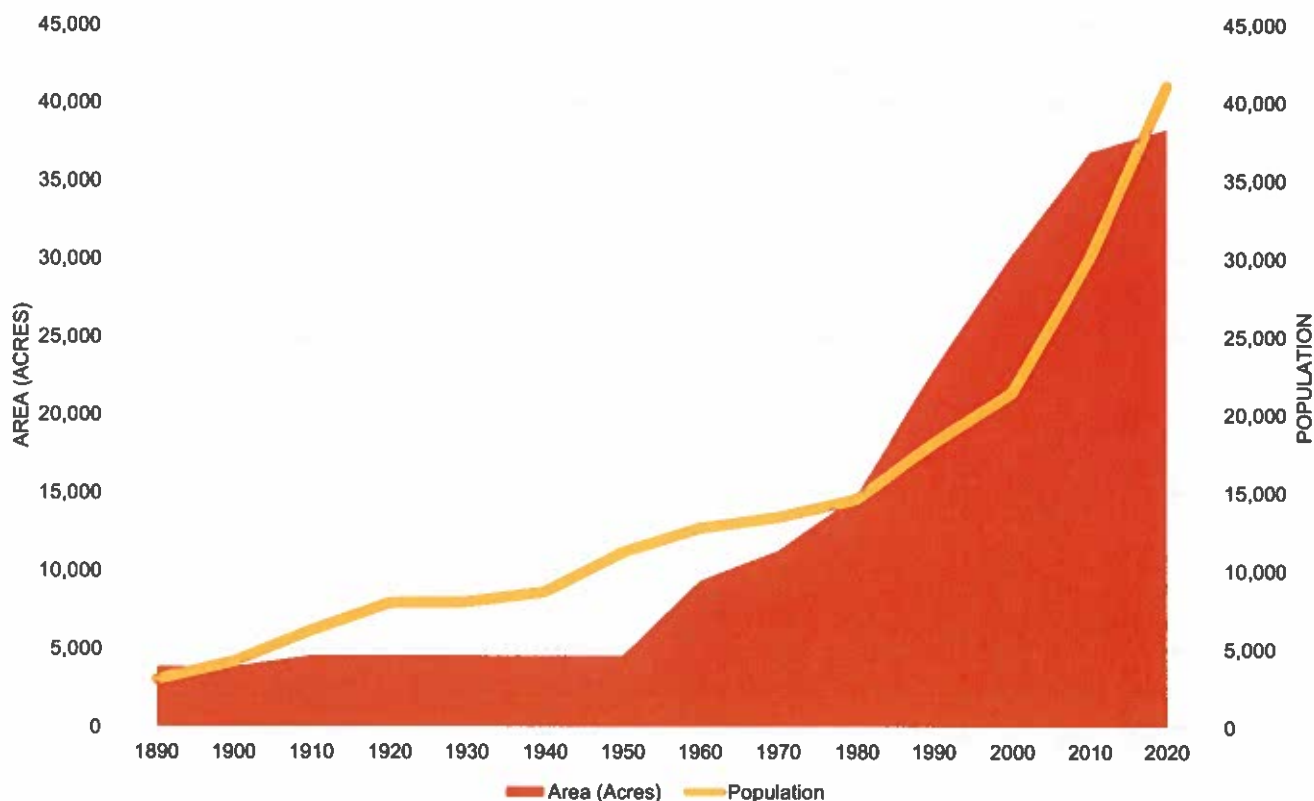
Population In 2010

41K

Population In 2020

36.41%

Population Growth 2010-2020

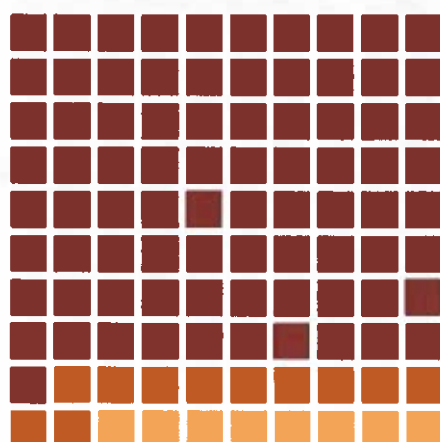


SOURCE: US CENSUS

Current Use Makeup

The majority of Waxahachie's land area is used for residential development. While commercial developments exist in Waxahachie, much of them are separated from residential uses by requiring an automobile to access them. Commercial uses generally follow major corridors in the city, this also adds to the geographic separation from homes in a way that requires an automobile to access them.

MIX OF USES BY TOTAL LAND AREA



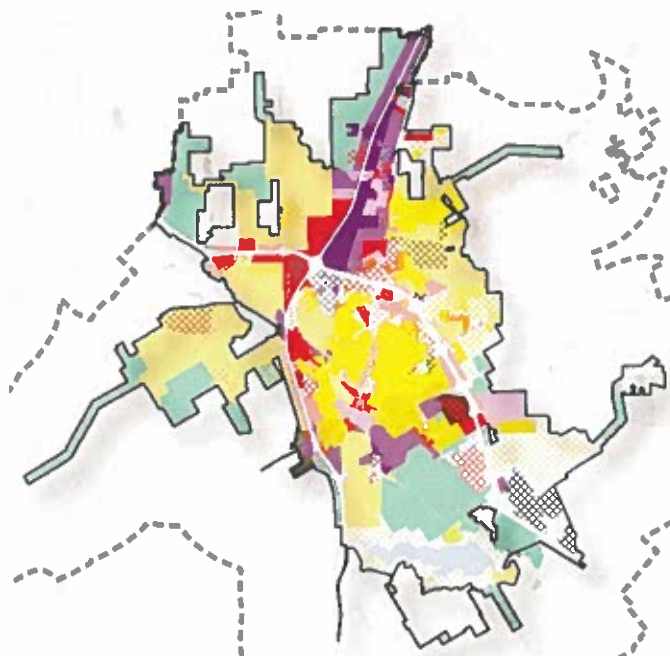
81% Residential

11% Non-Res

8% Undeveloped

Zoning

A city's zoning code controls the types of land uses allowed within a certain area of a city. The zoning map shows what type of development is allowed by right on every parcel in the city, and the accompanying regulations outline parameters such as setbacks, building coverage, building heights, and parking. Waxahachie has 22 zoning districts, including the PD designation. Many PDs have been approved with unique development standards. Aside from the PD zoning district, there are twelve residential districts, five commercial districts and four industrial districts.



2F	LI-2	PD-2F	PD-LI-1	PD-O, PD-2F	PD-SF-3
AD	LI-2/FD	PD-C	PD-LI-2	PD-O-BL	PD-SF-3, MF-1
C	MF-1	PD-CA	PD-MF	PD-R	R
CA	MF-2	PD-FD	PD-MF-1	PD-SF	RR
FD	MF-3	PD-GR	PD-MF-1/GR	PD-SF1	SF
GR	MH	PD-GRP	PD-MF-2	PD-SF-1	SF-1
GR-L	NS	PD-GR/PD-MF-2	PD-MF-GR	PD-SF1,2,3 MF-1 GR	SF-2
HI	O	PD-GR-MU	PD-MUVR	PD-SF2	SF-3
LI	P	PD-GR-MUR	PD-NS	PD-SF-2	
LI-1	PD	PD-HI	PD-O	PD-SF-2, PD-SF-3	

WHERE DOES IT MAKE SENSE TO GROW?

Selectivity Helps Productivity

A common approach in communities in recent years has been to expand city limits and extend street and utility infrastructure to greenfield areas to spur growth. However, this approach is also one of the primary causes of fiscal gaps in cities. When cities expand infrastructure, the infrastructure's life cycle begins the day the construction is finished. The longer it takes to develop the property served by the infrastructure, the more critical it becomes for the development that is built to produce higher taxable value so that the city has revenue to pay for maintenance and replacement of the infrastructure when it reaches the end of its life cycle.

Waxahachie has already built out infrastructure to the majority of its city limits with the exception of the northwest area bounded by Marshall Road and Interstate 35. The focus now should be on infill development of vacant and underdeveloped lots to generate additional tax revenue in areas the city is already paying to serve. Additionally, any remaining greenfield development should be designed and phased in a way to maximize value productivity of development and minimize the time it takes to build development after infrastructure is put in.

77%

of parcels inside the City of Waxahachie have access to city water/wastewater

75%

of land area in Waxahachie and its ETJ is vacant

VACANT LAND

LEGEND

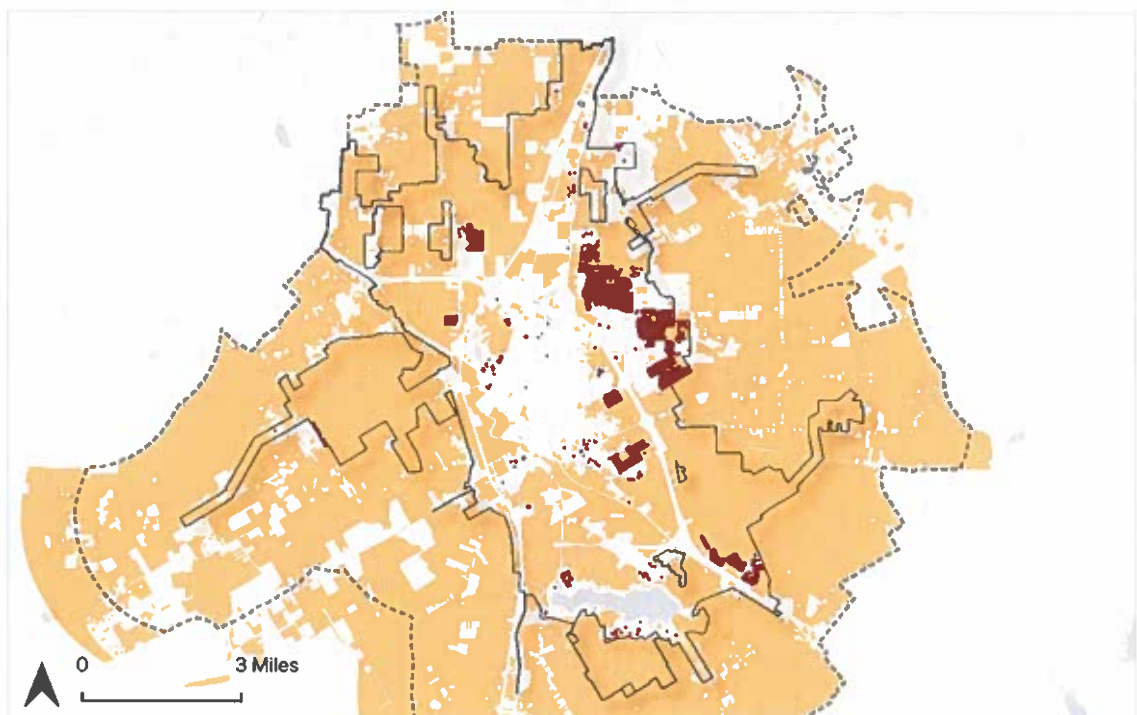


Vacant Parcels



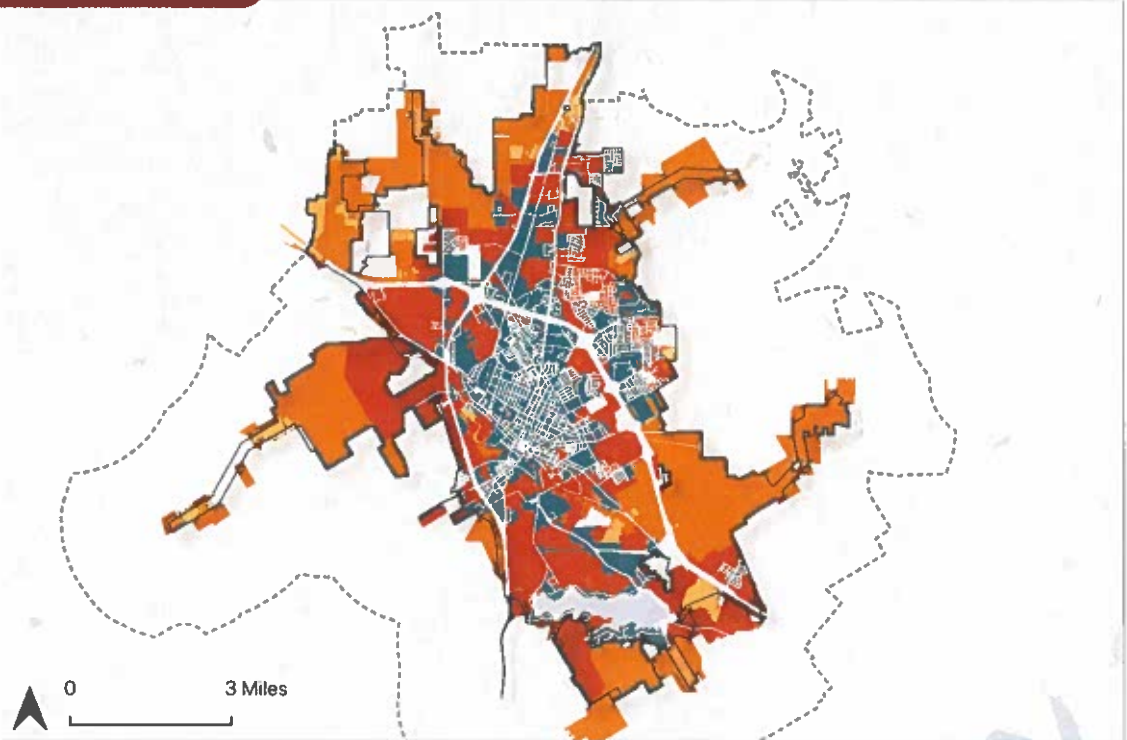
Vacant Developed

Vacant Developed properties are simply properties which have a structure on them but are not currently occupied. These may be disused old buildings, or it might be developed new homes which have not yet been sold or moved into.



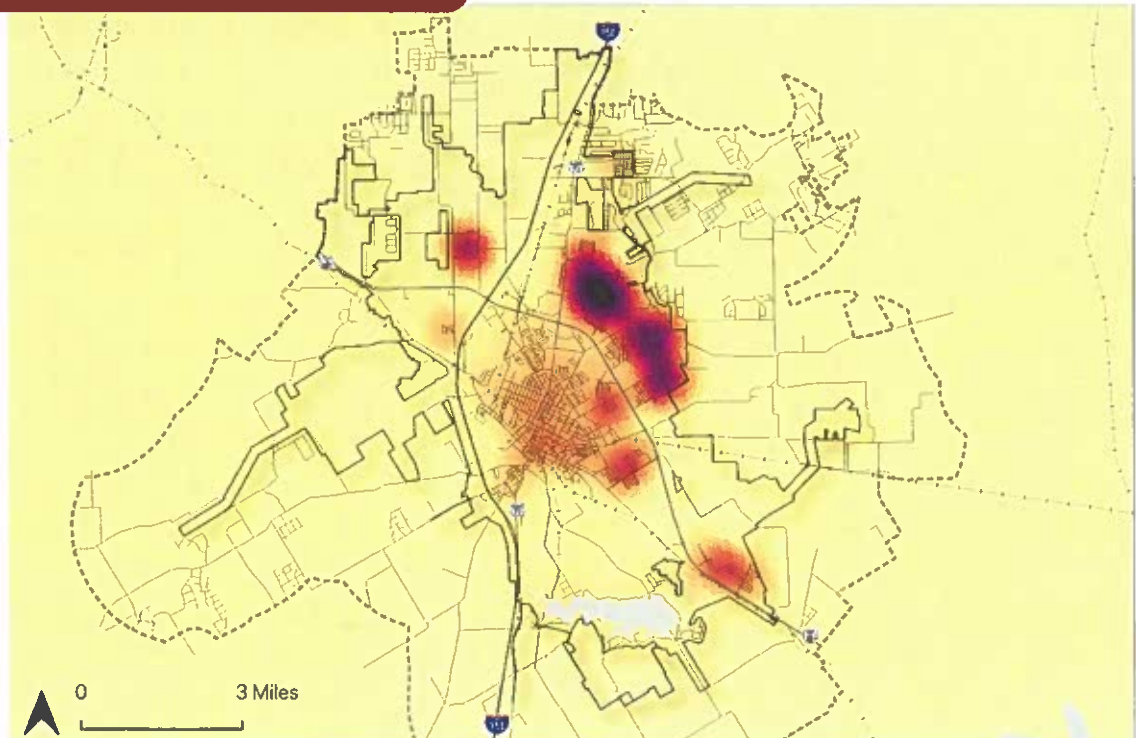
SERVED, AND UNSERVED PARCELS

LEGEND

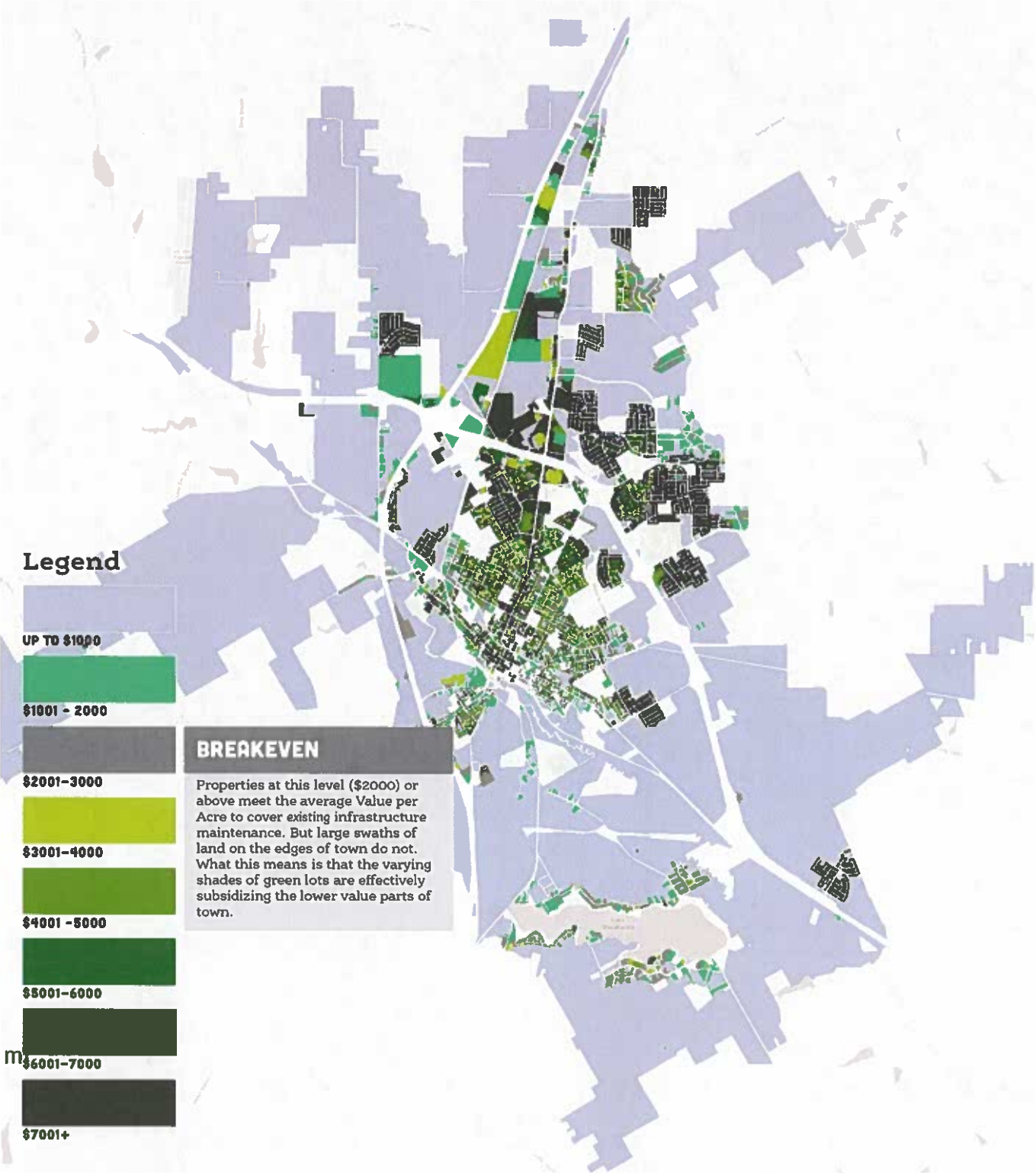


BUILDING PERMITS ISSUE IN THE LAST 7 YEARS

In this heatmap it is clear in the darker areas of the map that the majority of new permits have been issued around the edges of Waxahachie. A renewed focus on redevelopment in the core of town is important to maintaining a solvent municipal government.



CURRENT FISCAL HEALTH OF OUR LAND USE



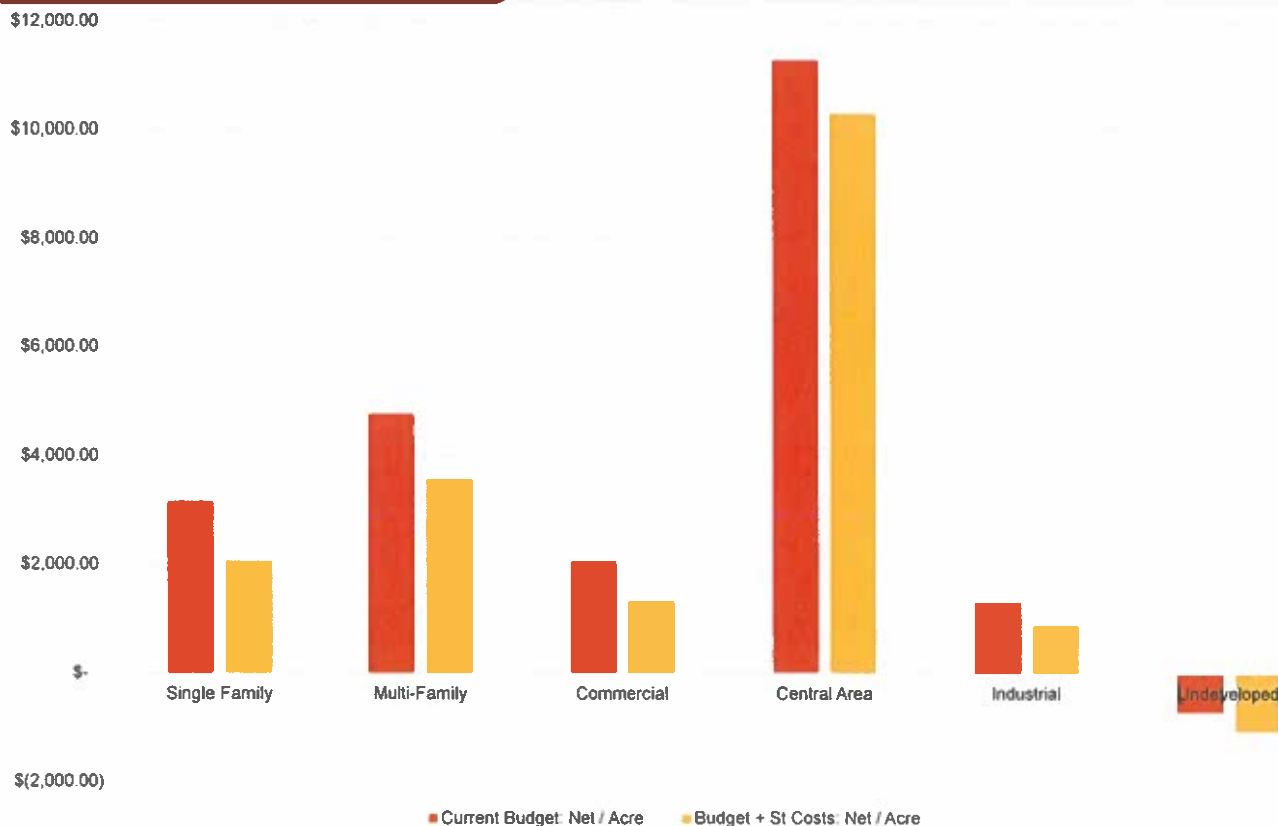
What will our current value cover?

The map on page 64 shows a breakdown of levy per acre calculations of individual parcels citywide. What we see is that the vast majority of the city's land area is not producing enough value to account for the infrastructure maintenance needs of today. To meet today's needs, the average levy per acre, city wide needs to be \$2,000 per acre. Today that number is only \$800 per acre. And on an individual parcel basis we can see that some parcels have dramatically higher levy per acre. If we have enough of these very high value parcels in the developed part of the city they effectively subsidize the lower performing outer edges of the city. This makes clear how imperative a development pattern that is more valuable is needed if we want Waxahachie to remain solvent for decades to come.

Land Use Type Productivity

Below we can see that some land uses are currently more productive than others. Single-family homes, for example, appear to generate revenue when accommodating for the current budgeted amount of maintenance costs for streets. But when we calculate what we need to put away just to guarantee continued maintenance of the streets we already have, select single-family homes along with almost all multi-family and two-family properties generate enough revenue. These highly productive single-family homes are currently propped up in their fiscal productivity because of their high appraisal values and their relatively new construction status. Over time these single family values will not retain their value the same way missing middle uses will. This means over time level of fiscal productivity currently being captured from these single-family homes will decrease. If we wish to remain solvent, we need to work to make these other categories more productive.

REVENUE GENERATED BY LAND USE



BARRIERS TO SUCCESS

The items shown below are the most pressing barriers to achieving success in line with Waxahachie's stated goals.

1

Complex Euclidean Zoning and Separation of Uses

Waxahachie's current Future Land Use Map and zoning ordinance are based on the Euclidean model where uses are geographically separated. This almost invariably means that an automobile is necessary when getting from home to another use, and has exacerbated horizontal expansion that is not always fiscally productive or sustainable from a value generation and service cost perspective. Moreover, Waxahachie's existing zoning ordinance includes a large number of very narrowly defined districts, further segregating different kinds of housing into even smaller buckets that become harder and harder to mix. An overly complex ordinance is also time consuming to administer for city leaders and staff in the planning, engineering, and permitting departments. Public opinion about separation of uses and "not in my backyard" perspectives are one of the most difficult obstacles cities today have to overcome to create and sustain neighborhoods that balance quality, equity, and affordability.

2

Inconsistent Codes and Design Standards

The City currently relies heavily on the Planned Development (PD) process to influence development character and design elements. This approach does give the city more control on individual developments, but it fosters an environment of uncertainty and lack of clarity for current property owners and prospective developers looking to improve property in the city. Updating the land use approach to place types and combining that with upgraded design standards that clarify base expectations for different types of neighborhoods can improve clarity and reduce staff time processing developments, while still ensuring development meets the community's standards and goals.

3

Monolithic Suburban Neighborhoods

As prices continue to rise for new housing, single family detached homes will become increasingly unattainable. Prioritizing and allowing too much of this one type of housing (or any one type) drives values higher than true market value and makes it difficult for those who cannot afford the higher price points to find housing in the community. Demographic data is showing that the market is shifting to a need for a much more balanced range of housing types, sizes, and prices in a more walkable, mixed-use configuration. Housing is also related to economic development. Today, many businesses are looking for “places” and mixed-use neighborhoods where employees and customers are all located together.

4

Incomplete Fiscal Analysis of Proposed Development

Currently, when new development is presented to the city, there is not a complete process to evaluate the short and long-term fiscal impacts (on revenues, service costs, and infrastructure liabilities) to the city and its taxpayers. And as discussed in Chapter 1 of this plan, this means that the costs associated with long-term maintenance are not fully accounted for. Without a robust fiscal analysis on incoming development projects, staff, management, and the council are deprived of a complete and honest picture of any given project and thus hindered in their ability to determine what will fit with the City’s finances today and in the future.

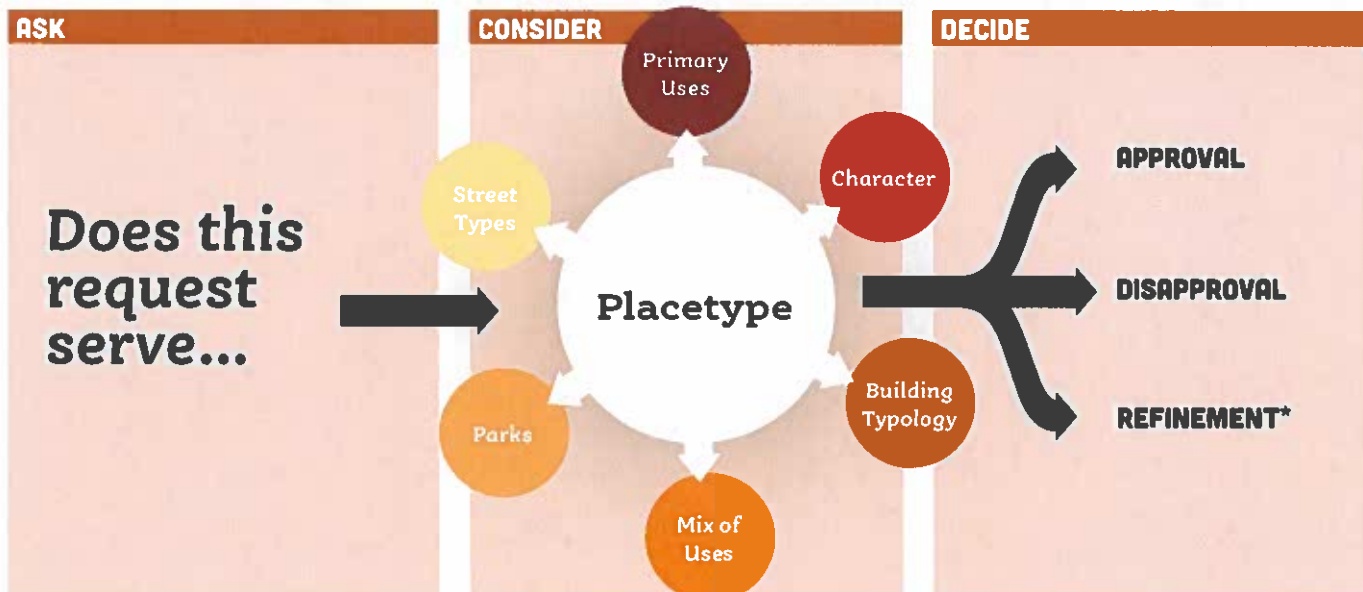
PLACETYPES

Separation of land uses (residential, commercial, industrial) was viewed as a necessary step in improving quality of life in the wake of the industrial revolution. It was codified as zoning laws became the norm during our move to an automobile-centric world, and it remains a common practice today. Some of the primary concerns with this approach, called Euclidean zoning, are that it limits the flexibility for buildings and neighborhoods to evolve over time as the market changes, and that it requires large amounts of roads, water and sewer infrastructure that cities struggle to maintain. It also puts extreme traffic demands on roadway systems, since getting from one use (your home) to another use (shopping) requires a car in most instances.

In recent years, there has been an increase in demand for “complete” neighborhoods where a variety of residential types, office and retail are all integrated together. This change has been driven by the changing demographics and social behaviors, but also because these types of development are more fiscally productive, flexible and resilient. These are commonly proposed as mixed-use zoning districts and planned developments (PDs), and form-based codes are sometimes used to guide development or redevelopment of specific areas. Complete neighborhoods focus on pedestrian connectivity by designing a seamless and cohesive transition among various land uses instead of

segregating them. Various site design elements can create a visual break to transition between different land uses without incorporating a physical barrier or separation, which breaks the continuity of uses and disrupts pedestrian connectivity. One of the benefits of complete neighborhoods is enhanced pedestrian connectivity, but more significantly, it enhances the opportunities for social interaction, which enhance the sense of community.

By replacing land use categories with place types, the City can still achieve the separation of primary uses. For example, instead of separating a multifamily development from a single family development through a physical barrier, the City can require the multifamily building(s) closest to single family homes to step down in height and incorporate a public open space between uses to provide an adequate transition. Complete neighborhoods focus on the site design and the quality of the built environment to create a seamless and cohesive transition among diverse land uses without interrupting pedestrian connectivity. Focusing on the quality of the built environment removes the concerns typically associated with high-density development. As discussed previously, higher density development is advantageous to maximize the City’s returns on their residential tax base to offset existing service costs and long-term maintenance costs, contributing to the City’s long term fiscal resiliency.



* Subject to options outlined in zoning code & the Local Government Code

RURAL ESTATE

Low Intensity

Mid-Intensity

High-Intensity

Single-Family
Detached

Accessory
Dwelling Unit

RESIDENTIAL BUILDING TYPOLOGIES

MIXED-USE BUILDING TYPOLOGIES

NON-RESIDENTIAL BUILDING TYPOLOGIES

Neighborhood
Scale



This place type is characterized by large lots with single-family homes in rural settings away from the city center as well as public services. This type of development leaves ample amount of surrounding open space, and should involve minimal infrastructure investment.

Parking and public space concerns are low as most lots have enough of both to suit their users, but opportunities for natural preserves should be explored when possible.

Though this place type will almost exclusively be single family homes, it is to be expected that home based businesses may thrive in this environment.

TARGET
USE MIX

4%
non-residential
96%
residential

COMMON
USES

Single Family
Homes
Home-Based
Business
Schools
Houses of
Worship

THOROUGHFARES &
PARKING

Thoroughfares
Rural Street
Parking
Driveways
Garages

PARKS &
PUBLIC SPACES

NA

BUILDING
CHARACTERISTICS

Height
1-2 Stories

BLOCK
CHARACTERISTICS

Wide
Connectivity
Priority
Cul-de-sacs
discouraged
1200' length max

RESIDENTIAL NEIGHBORHOOD

Low Intensity

Mid-Intensity

High-Intensity

Single-Family Detached	RESIDENTIAL BUILDING TYPOLOGIES
Accessory Dwelling Unit	
Cottage Court	
Townhouse	
Smallplex	
Live-Work	MIXED-USE BUILDING TYPOLOGIES
Neighborhood Scale	NON-RESIDENTIAL BUILDING TYPOLOGIES



This place type serves to create neighborhoods built with a traditional walkable block/street grid network that allows some variation in housing typologies. Although this placetype will predominantly consist of traditional single family detached housing, denser housing types are encouraged such duplex, cottage courts, and townhomes.

Commercial uses need to be context sensitive. Non-residential uses should have access and high visibility to collector streets. Commercial uses in this placetype may be a small pop up facility or a home converted to a small store front. Walkability is key for neighborhood commercial uses so that they are accessible from surrounding neighborhoods. This means that small or pop up facilities, or a residential home near a street corner converting to neighborhood-scale commercial use are generally acceptable. Stacked or horizontal live-work arrangements that are residentially scaled would also be well-suited to this placetype.

Neighborhood-scale commercial should be allowed along collectors and higher intensity roadways. Auto-centric development, such as commercial strip centers, would be out of scale within this place type. A key indicator of a successful Residential Neighborhood area is if every residential property has access to some neighborhood scale commercial within a quarter-mile of their front door.

Since pedestrian connectivity is essential, on-street parking should be encouraged, and on-site parking limited and/or reduced. Small neighborhood and pocket parks are strongly encouraged.

1. All residential units should be within 1/4 mile of a park or public space
2. Allowances for higher density limits require the evaluation of several elements and are on a case-by-case basis. Such components include but are not limited to the fiscal impact, architectural quality, connectivity, and the arrangement, appearance, and function of the buildings and public spaces proposed in the development.
3. All neighborhoods should first and foremost provide quality neighborhood design as discussed on page 128.

TARGET USE MIX

14%
non-residential
86%
residential

COMMON USES

| Residential
| Home Based Businesses
| Neighborhood Scale Retail

THOROUGHFARES & PARKING

| Thoroughfares
| Minor Collector
| Parking
| Driveway
| On-Street
| Hidden Surface

PARKS & PUBLIC SPACES¹

| Pocket Park
| Neighborhood Park
| Community Park
| Regional Park

BUILDING CHARACTERISTICS²

| Height
| 1-3 stories

BLOCK CHARACTERISTICS³

| Gridded blocks
| 800' length max

MIXED-USE NEIGHBORHOOD

Low Intensity

Mid-Intensity

High-Intensity

Single-Family Detached

Accessory Dwelling Unit

Cottage Court

Townhouse

Smallplex

RESIDENTIAL BUILDING TYPOLOGIES



Live-Work

Mid-Intensity

MIXED-USE BUILDING TYPOLOGIES



Neighborhood Scale

NON-RESIDENTIAL BUILDING TYPOLOGIES



A mixed-use neighborhood hearkens back to the pre-suburban development pattern with smaller lots, smaller setbacks, shorter blocks, diverse housing typologies and very importantly, a mix of uses. This mixing of activities and uses allows the area to adapt and change over time to suit the needs of its inhabitants.

Though it is not imperative for uses to always be mixed within the same building, it is important to note that large monolithic developments with near exclusive uses such as large multiplex apartments or retail centers with large land area being devoted to automobile parking do not suit mixed-use neighborhoods.

Mixed-use neighborhoods are places where residents can live, work and play and are primarily accessible by foot. Residential uses in this place type can be up to 3 stories in height. Given the various housing typologies encouraged in this place type, it is essential to make sure residential uses appropriately transition from one another based on the housing typology.

1. All residential units should be within 1/4 mile of a park or public space
2. Allowances for higher density limits require the evaluation of several elements and are on a case-by-case basis. Such components include but are not limited to the fiscal impact, architectural quality, connectivity, and the arrangement, appearance, and function of the buildings and public spaces proposed in the development.
3. All neighborhoods should first and foremost provide quality neighborhood design as discussed on page 128.

TARGET
USE MIX

31%
non-residential
69%
residential

COMMON
USES

| Compact/Urban Residential
| Neighborhood Scale Retail
| Low-Mid Intensity Office

THOROUGHFARES &
PARKING

| Thoroughfares
| Minor Collector
| Private Alley
| Parking
| Hidden Surface
| Street

PARKS &
PUBLIC SPACES¹

| Pocket Park
| Neighborhood Park
| Community Park
| Regional Park

BUILDING
CHARACTERISTICS²

| Height
| 1-3 Stories

BLOCK
CHARACTERISTICS³

| Medium, gridded Blocks
| 700' length max

DOWNTOWN

Low Intensity

Mid-Intensity

High-Intensity

Single-Family Detached	RESIDENTIAL BUILDING TYPOLOGIES
Accessory Dwelling Unit	
Cottage Court	
Townhouse	
Smallplex	
Live-Work	MIXED-USE BUILDING TYPOLOGIES
Mid-Intensity	
Neighborhood Scale	NON-RESIDENTIAL BUILDING TYPOLOGIES



It is most appropriate to think of the Downtown placetype as a modification of the mixed-use neighborhood placetype.

Waxahachie benefits from an attractive historic core and this placetype serves to preserve and allow for incremental improvement of that area. The core of Downtown is ripe for quality vertical mixed-use development. New single family homes are generally discouraged here as denser housing types are desired in downtown to provide more patrons to support the abundance of local businesses downtown.

Attached and stacked housing is permissible, since the downtown core is predominantly developed, denser housing will most likely occur on the fringes or edges of downtown. Adaptive reuse of single family homes and existing buildings into neighborhood-scale commercial space both creates new opportunities for business in Downtown and preserves existing and historic buildings. Infill and rehabilitation of existing structures should be encouraged in downtown.

To maintain the existing historic character and scale of downtown, buildings should be limited to three stories. Active rooftops, sidewalk cafes, and parklets are an opportunity to further activate the downtown core.

1. All residential units should be within 1/4 mile of a park or public space
2. Allowances for higher density limits require the evaluation of several elements and are on a case-by-case basis. Such components include but are not limited to the fiscal impact, architectural quality, connectivity, and the arrangement, appearance, and function of the buildings and public spaces proposed in the development.
3. All neighborhoods should first and foremost provide quality neighborhood design as discussed on page 128.

TARGET USE MIX

54%
non-residential
46%
residential

COMMON USES

Compact/Urban Residential
Neighborhood Scale Retail
Low-Mid Intensity Office

THOROUGHFARES & PARKING

Thoroughfare
Minor Collector
Private Alleys
Parking
Hidden Surface
Street
Structured

PARKS & PUBLIC SPACES¹

Pocket Park
Neighborhood Park
Community Park

BUILDING CHARACTERISTICS²

Height
2-3 stories

BLOCK CHARACTERISTICS³

Short, gridded blocks
600' length max

URBAN VILLAGE

Low Intensity

Mid-Intensity

High-Intensity

RESIDENTIAL BUILDING TYPOLOGIES	
Townhouse	
Smallplex	
Courtyard Apartments	
MIXED-USE BUILDING TYPOLOGIES	
Live-Work	
Mid-Intensity	
High-Intensity	
NON-RESIDENTIAL BUILDING TYPOLOGIES	
Neighborhood Scale	
Regional	



An urban village is intended to be a bustling center of activity with active streets and a focus on the pedestrian. Filled with high-yield development, it is also one of the most fiscally resilient placetypes and in the right proportion can subsidize low-value development patterns.

Streets are narrow with on-street parking making the streetscape comfortable for people who inhabit and patronize the homes and businesses here. When uses which require large amounts of parking are built, parking is hidden with continuous building frontage. Commercial uses on the ground floor should have a higher proportion of glazing to create a more interesting interface between the public and private realm. Most commercial uses make sense in this area as long as the building form treats pedestrians as their principal user.

1. All residential units should be within 1/4 mile of a park or public space
2. Allowances for higher density limits require the evaluation of several elements and are on a case-by-case basis. Such components include but are not limited to the fiscal impact, architectural quality, connectivity, and the arrangement, appearance, and function of the buildings and public spaces proposed in the development.
3. All neighborhoods should first and foremost provide quality neighborhood design as discussed on page 128.

TARGET USE MIX

64%
non-residential
36%
residential

COMMON USES

|Office
|Urban Residential
|Townhomes
|Restaurants
|Retail
|Entertainment
|Senior Housing
|Institutions

THOROUGHFARES & PARKING

Thoroughfares
|Minor Collector
|Private Alleyway
Parking
|Hidden Surface
|Structured
|On-Street

PARKS & PUBLIC SPACES¹

|Pocket Park
|Neighborhood Park
|Community Park
|Regional Park

BUILDING CHARACTERISTICS²

Height
|2+ stories

BLOCK CHARACTERISTICS³

|Short, gridded blocks
|600' length max

REGIONAL COMMERCIAL

Low Intensity

Mid-Intensity

High-Intensity

Single-family detached	RESIDENTIAL BUILDING TYPOLOGIES	
Single-family attached		
Medium-density attached		
Medium-density detached		
High-density detached		
High-density attached	MIXED-USE BUILDING TYPOLOGIES	
High-density attached		
High-density attached		
High-density attached		
High-density attached		
High-Intensity	NON-RESIDENTIAL BUILDING TYPOLOGIES	
Neighborhood Scale		
Regional		
Industrial		



These places are first identified by their principal focus on auto-oriented traffic. Logically placed near high traffic intersections, these spaces bring people from many surrounding neighborhoods. Typical uses will include regional businesses including but not limited to restaurants, retail, gas stations, and offices. These spaces often walk a fine line between fiscally dubious and fiscally catastrophic. To create a more sustainable development, care should be given to make the experience for users pleasant once they exit their vehicle. The era of a mile-long linear strip center that require multiple car trips through the parking lot to get to the business a resident might want to visit has passed. This type of development can be more financially advantageous to the City by allowing residential uses over commercial to leverage tax revenue. Additionally, while often overlooked in major commercial development historically, human-scale amenities can make these places worth returning to. A focus on adding spaces for public gathering and pedestrian shading to encourage people to walk from one establishment to another and interact with other patrons should be a priority of future development in the Regional Commercial Place Type. Though the size of a regional commercial node is flexible based on local context, generally these are about a half-mile in diameter.

TARGET USE MIX

100%
non-residential
0%
residential

COMMON USES

| Major Retail
| Entertainment
| Restaurants
| Auto-Oriented Businesses
| Multi-Family Residential Over

THOROUGHFARES & PARKING

Thoroughfares
| Minor Collector
| Major Collector
| Major Arterial
Parking
| Surface
| Structured
| On-Street

PARKS & PUBLIC SPACES

| Public Plaza
| Pocket Park

BUILDING CHARACTERISTICS²

Height
| 1-5 stories

BLOCK CHARACTERISTICS

| Wide Blocks
| 1200' length max

LOCAL COMMERCIAL

Low Intensity

Mid-Intensity

High-Intensity

RESIDENTIAL BUILDING TYPOLOGIES

Single-Family Detached
Accessory Dwelling Unit
Townhome

Multi-Family
Apartment
Condo

Live-Work

Multi-Family
Apartment
Condo

Neighborhood Scale

Regional

MIXED-USE BUILDING TYPOLOGIES

NON-RESIDENTIAL BUILDING TYPOLOGIES



The local commercial place type includes areas for restaurants, shops, grocery stores, offices, and personal service establishments. This place type was incorporated to preserve the City's commercial corridors. Where appropriate, local commercial uses should be located at the intersection or frontage of major thoroughfares (60 feet or greater).

The intensity of this place type falls between neighborhood scale commercial and regional commercial. Neighborhood scale commercial is encouraged near residential uses, so they are within walking distance. Large parking lots and heavy traffic circulation is strongly discouraged in neighborhood scale commercial. Regional commercial is the most intense scale of retail and commercial services and will predominantly consist of big-box retail. In contrast, local commercial will consist of a single or cluster of standalone office, retail or commercial buildings with an anchor.

Local commercial uses should be interconnected with sidewalks to increase walkability. In addition, a shared open space comprised of a plaza or park is encouraged for multi-pad site developments.

TARGET
USE MIX

100%
non-residential
0%
residential

COMMON
USES

|Office
|Personal Services
|Commercial
|Entertainment
|Restaurants

THOROUGHFARES &
PARKING

Thoroughfares
|Minor Collector
|Major Collector
Parking
|Surface
|On-Street

PARKS &
PUBLIC SPACES

|Public Plaza
|Pocket Park
|Neighborhood Park

BUILDING
CHARACTERISTICS

Height
|1-2 stories

BLOCK
CHARACTERISTICS

|N/A

INDUSTRIAL

Low Intensity

Mid-Intensity

High-Intensity

Single-Family Detached	RESIDENTIAL BUILDING TYPOLOGIES	
Accessory Dwelling Unit		
Single-Family Attached		
Condominium		
Multi-Family Apartment		
Live-Work	MIXED-USE BUILDING TYPOLOGIES	
Mid-Rise Office	NON-RESIDENTIAL BUILDING TYPOLOGIES	
High-Rise Office		
Hotel		
Warehouse		
Industrial		



Industrial uses vary from the technology industry to manufacturing. The designated locations for heavier industrial uses are intended to keep them away from residential categories. These are located along roadways that have adequate capacity to serve the larger industrial vehicles. Lighter industrial uses are integrated with other commercial uses. Required parking is encouraged to be placed behind structures to keep these areas more readily able to redevelop into more urban places over time. Industrial spaces today can be the artists communities of the 2040s and beyond. When uses are abutting a residential property, a separation should be provided such as a landscape buffer, deeper setback, and/or a screening wall.

TARGET USE MIX

100%
non-residential
0%
residential

COMMON USES

|Warehousing
|Large Scale Manufacturing
|Fabrication
|Assembly

THOROUGHFARES & PARKING

Thoroughfares
|Minor Collector
Parking
|Surface
|Street
|Structured

PARKS & PUBLIC SPACES

|Public Plaza
|Pocket Park
|Neighborhood Park

BUILDING CHARACTERISTICS

Height
|1-5 stories

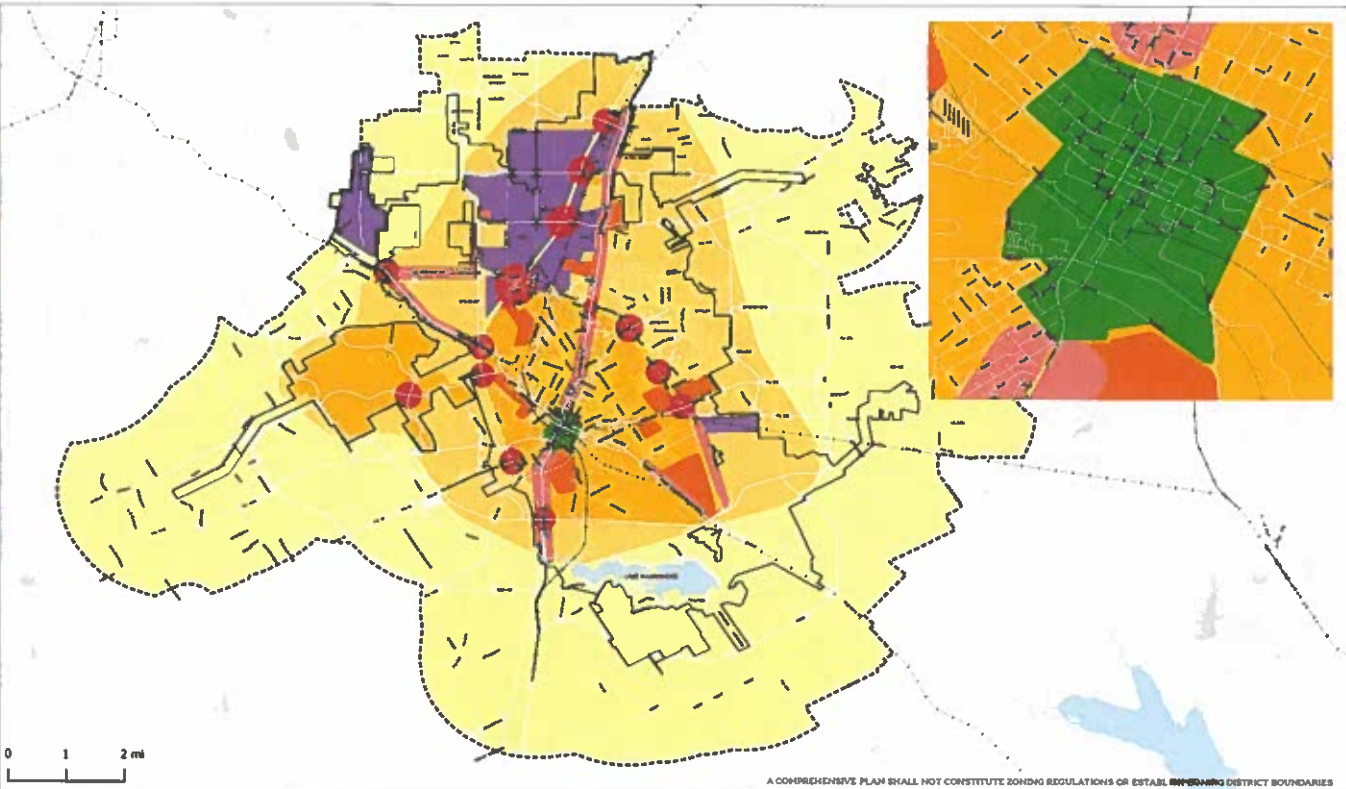
BLOCK CHARACTERISTICS

|Wide Blocks
|1200' length generally

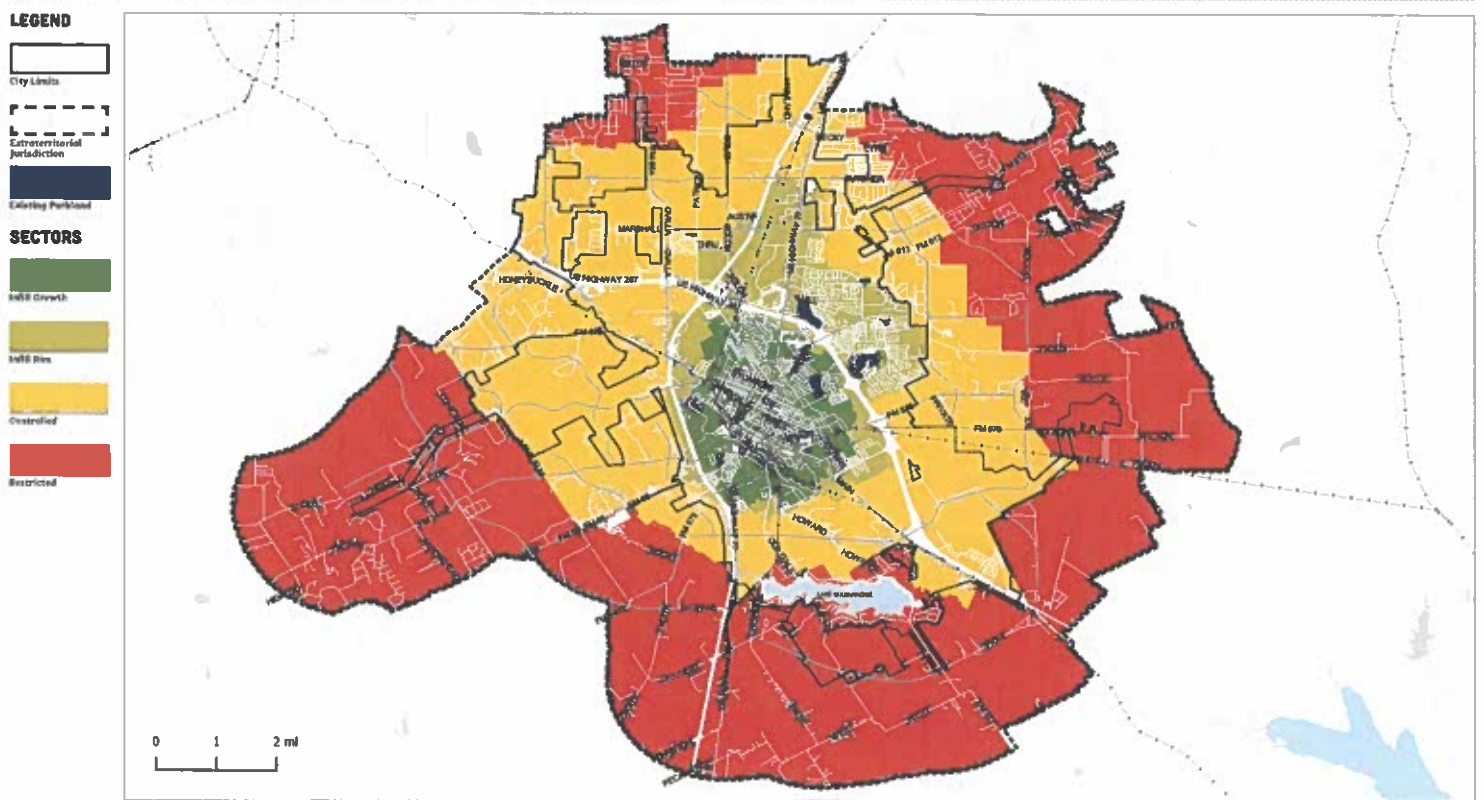
FUTURE LAND USE MAP

LEGEND

- City Limits
- Extrajurisdictional Jurisdiction
- Forest Estate
- Residential Neighborhood
- Mixed-Use Neighborhood
- Downtown
- Urban Village
- Regional Commercial
- Local Commercial
- Industrial



SECTOR MAP



GROWTH SECTORS

The sectors identified here are designed to focus new growth first in the core of Waxahachie and limit growth in areas where there are no services. If development is allowed outside the infill growth and infill rim, it should develop in a higher density way that generates value above and beyond the cost of associated infrastructure costs.

Increased fiscal scrutiny should be applied to each successive sector level. Conversely, the Infill Growth Sector should have the lowest barrier to entry for new growth.



Infill Growth

Properties in this sector have existing development and full service, but are located in areas where additional population, higher development intensities, and integration of uses is desired. This sector is primarily located in Downtown and the neighborhoods immediately around it. Growth policies for this area should aggressively support infill, redevelopment, and infrastructure projects that accommodate more residents and small businesses and improve walkability.



Infill Rim

This sector includes areas of the city that are already developed and have access to city services and infrastructure, but have vacant, underutilized, or poorly developed commercial properties. Growth policies for this sector should encourage development or redevelopment of these properties with accessory dwelling units, smallplexes, and micro commercial that provides incremental increases in density and tax revenue. Development should match the existing character and improve walkable access to businesses and amenities for people living and working in the vicinity and small businesses.



Controlled

Land in this sector includes vacant tracts that are currently under development or already entitled for future buildout, as well as property that is in close proximity to existing development and has access to existing or planned infrastructure. Development in this sector should align with the guiding principles of this plan, particularly those related to diversifying the housing and neighborhood options in the city.



Restricted

This sector includes areas in the city limits and ETJ that aren't adjacent to existing development and that would require new city infrastructure to access or connect into. These areas are primarily large lot homesteads and farmland that have value as open space or agricultural use. Expansion of infrastructure and development in these areas should be discouraged, at least during the duration of this plan.



MOBILITY & CONNECTIVITY

Recommendations

1 **COORDINATE LAND USE AND MOBILITY STRATEGIES TO CREATE COMMERCIAL NODES IN EACH QUADRANT OF THE CITY AND WITHIN NEIGHBORHOODS.**

Currently the majority of commercial activity occurs along 77. Complete neighborhoods can remove the traffic burden from 77 by encouraging schools, parks, commercial and personal services within a short walking or biking distance.

2 **REDESIGN THE 77 CORRIDOR TO IMPROVE TRAFFIC CIRCULATION, STREETSCAPING, AND CONNECTIVITY.**

Residents have expressed many traffic and safety concerns with 77, and further analysis and evaluation are necessary to identify the appropriate solution for 77. Additionally, the character and function of Highway 77 are different at various segments of the highway, and it is crucial to understand the context of the area the roadway will serve to redesign 77 appropriately.

3 **IMPROVE NETWORK CONNECTIVITY.**

A grid style network with short block lengths promotes efficient traffic distribution, helps prevent congestion at concentrated intersections, and slows cars down in neighborhoods where pedestrian safety is the priority.

4 **DESIGN NEIGHBORHOOD STREETS TO PRIORITIZE PEOPLE, PLACE, AND PRODUCTIVITY.**

In order to build complete neighborhoods and mixed-use centers that generate above average value per acre, streets in these areas must prioritize human interaction, pedestrian mobility, and placemaking over traffic or speeds.

5 **PRIORITIZE SAFE AND EFFICIENT MOVEMENT OF VEHICLES ON ARTERIALS.**

Whereas neighborhood streets are designed to prioritize people and place over cars, arterial corridors should be dedicated to moving vehicles efficiently across the city. Major and minor arterials should be designed to limit access, crossings, and bike/pedestrian facilities to promote safe and efficient movement of vehicles and reduce opportunities for pedestrian conflict points.

6 **MAXIMIZE RETURN ON INVESTMENT FOR MOBILITY INFRASTRUCTURE.**

The city currently has more street infrastructure than it can afford to maintain long-term without additional revenue. Proactive preventative maintenance and design strategies to reduce pavement width can spread costs out over longer periods, while intentional growth management strategies can be used to increase tax revenue productivity in served areas and new development. Together, these can help close the infrastructure funding gap over time.

8 **PROVIDE MOBILITY OPTIONS FOR EVERYONE.**

Building and maintaining a well-connected network of sidewalks and bike facilities will ensure those who want or need to get around the community without a car are able to do so safely and conveniently.

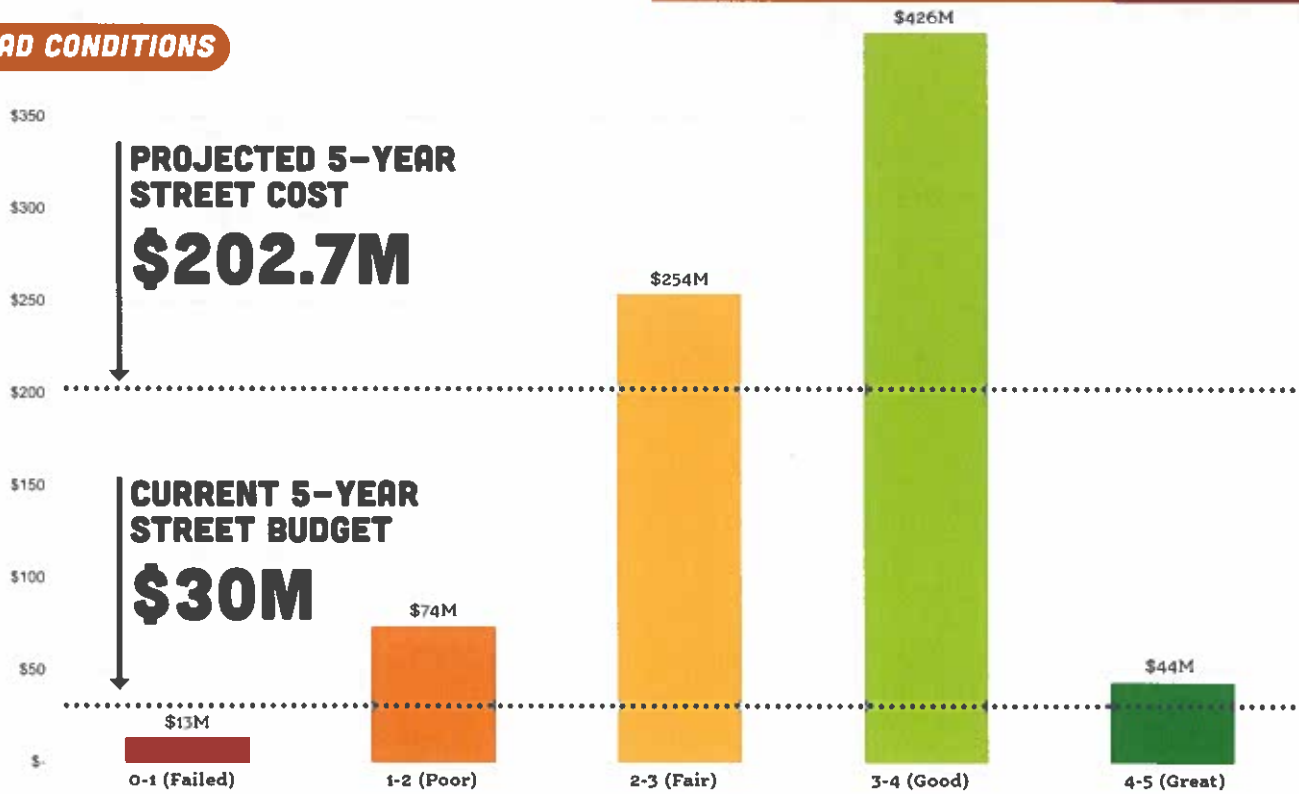
SNAPSHOT

As discussed in the introduction chapter, road maintenance and replacement costs can quickly exceed what the City sets aside for street replacement/maintenance each year. If you assume an average reconstruction cost of \$1.5M/ lane-mile that results in a total of about \$811 million in liabilities. Averaged over a maximum replacement life of 50 years as might be typical for concrete pavement, the annual cost would be \$16.2M. However, many of the city's older roads are asphalt and already nearing replacement, so it's more likely that the city will need to replace the majority of its existing roads within the next 20 years. Averaged over this more realistic timeline this would require the city to be saving or spending an average of \$40.5M per year on street reconstruction, \$34.5M per year more than what the city currently allocates to street maintenance. For many cities, the common

solution to this is simply to hold a bond election when roads need replacement, but ultimately, the more sustainable option is to ensure that the development pattern across the city generates enough value, and thus revenue, that the city can afford to budget for the real costs of the road network. In Waxahachie's case, the problem will become more pronounced year after year through 2035 without changes that bring addition revenue without expanding the existing road network. A new focus on filling in vacant parcels in the core of town with high-quality infill development would provide a major increase to revenue without significant infrastructure expansion.

Total Street Reconstruction Costs Citywide	\$811M
Average Annual Cost Over 20 Years	\$40.5M
Current Street Budget Yearly	\$6M
Estimated Deficit Yearly	\$34.5M

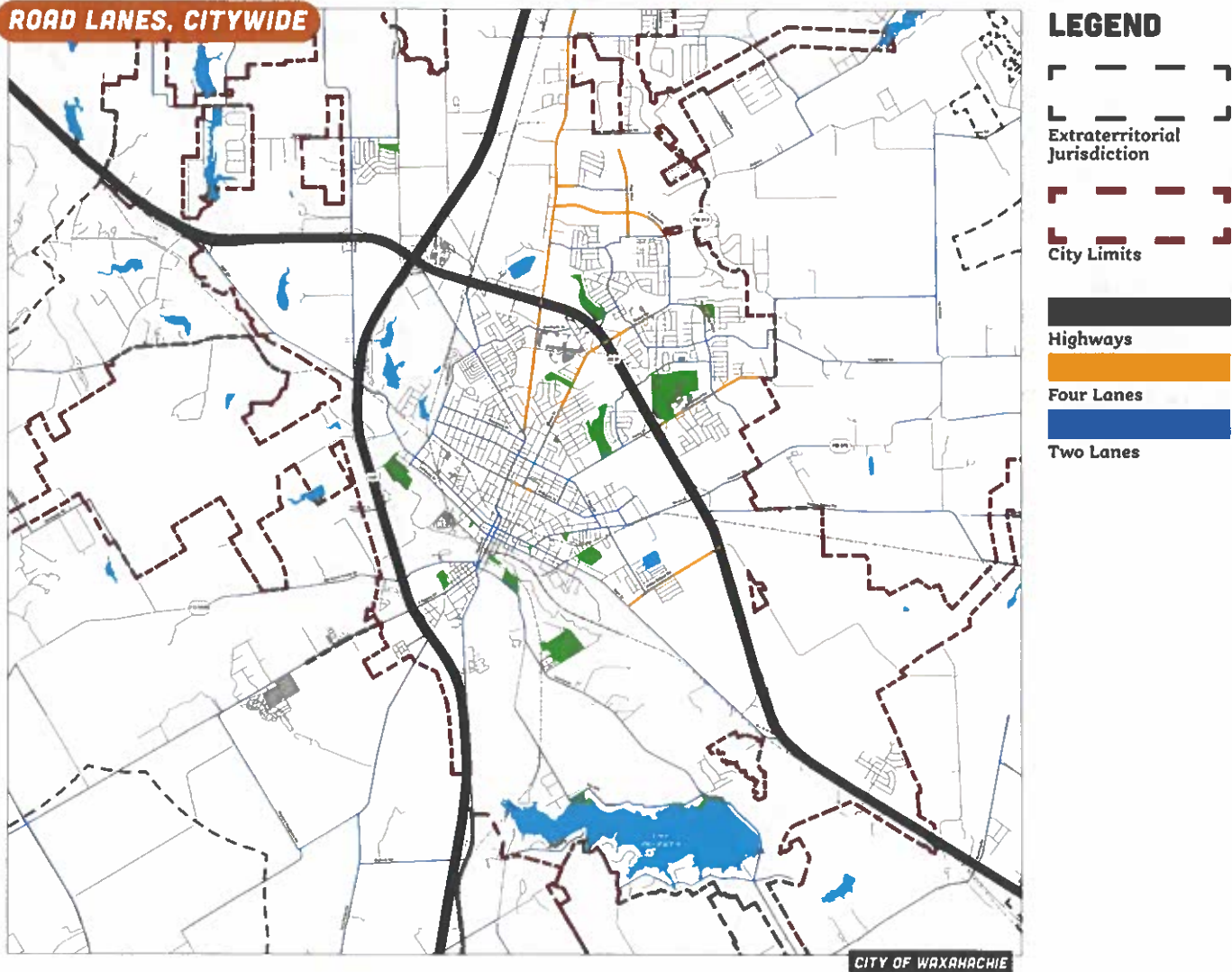
ROAD CONDITIONS



SOURCE: CITY OF WAXAHACHIE

EXISTING THOROUGHFARE NETWORK PERFORMANCE

ROAD LANES, CITYWIDE



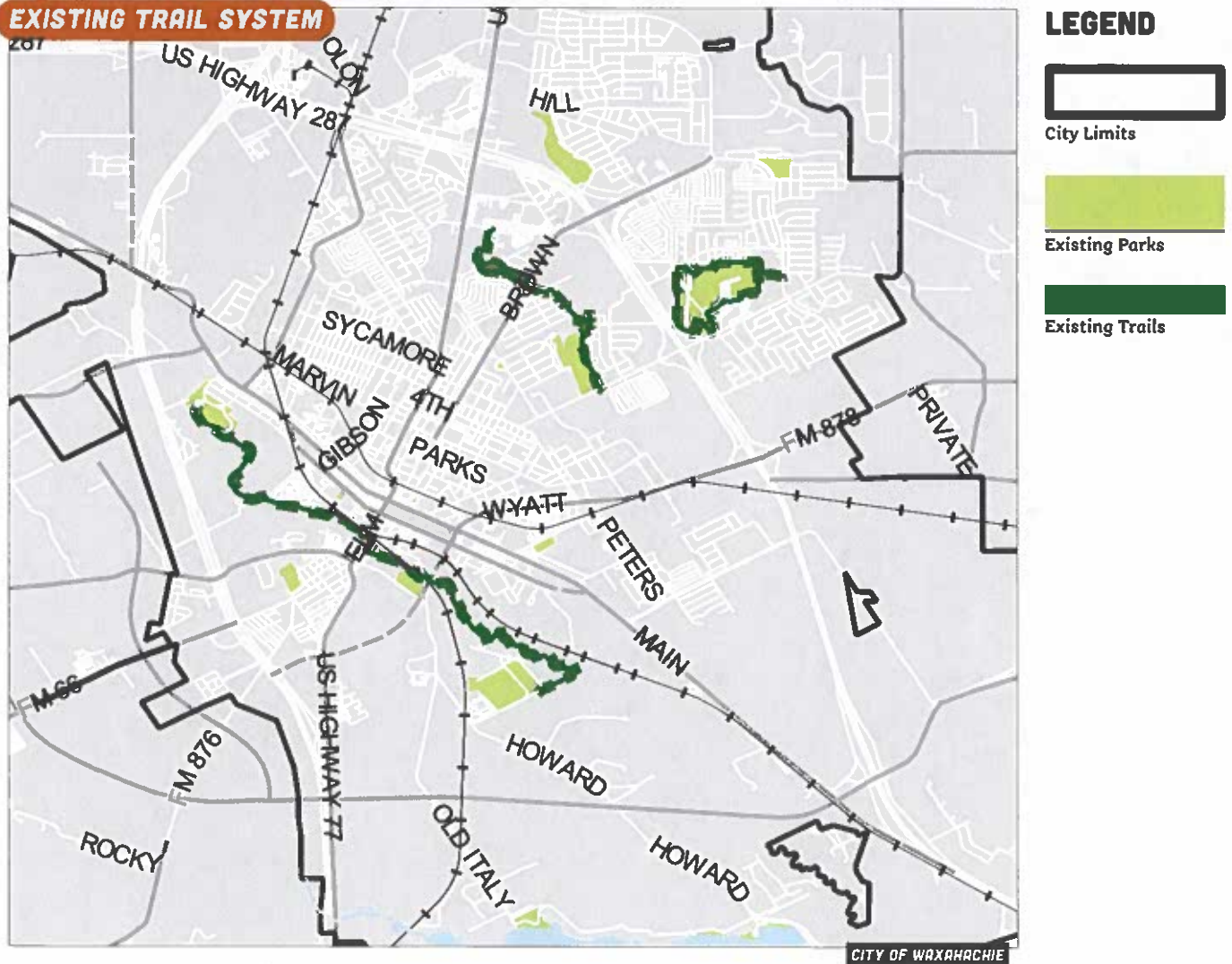
In June of 2021, Waxahachie had roughly 541 lane-miles of roadways. TxDOT owns and maintains most of the high volume corridors, including I-35, US287, Bus287, and US77. The majority of the city-owned roads are 2 or 3 lane local streets and minor collectors laid out in a 'hub and spoke' style network with a grid in the downtown and several roads extending out in various directions. This layout in the core of the city supports a slow speed environment ideal for supporting walkable, complete neighborhoods. As new development has come in around the perimeter of the city, more 4 lane arterials are being built, which support and incentivize a more auto-oriented development pattern.

541
City Maintained
Lane Miles
(as of June 2021)



THE AUTO-FOCUSED MOBILITY MODEL

EXISTING TRAIL SYSTEM



Waxahachie does not have a public transportation system in place, and it lacks a robust, well connected bike and pedestrian network. In addition to the lack of multimodal options, the majority of Waxahachie's roads are designed primarily for vehicles and drivers, which makes them unsafe for those biking or walking. This makes it extremely difficult for those who either can't afford a car or don't want to drive everywhere to get around the City.

The city's 2020 resident survey and engagement activities held during this planning effort indicate that residents would like to have more walkable and bikeable neighborhoods for both recreation

and commuting purposes. The City is working with developers to build more robust sidewalk and trail systems within new neighborhoods and has been working with regional partners to design and construct a regional Veloweb shared use path connecting Waxahachie to Midlothian. On and off-street connections between neighborhoods and other destinations throughout the city are also being planned. One of the objectives of this plan is to provide guidance on where these connections should be to improve safety and expand options.

PLANNING FOR FUTURE STREET REPLACEMENT COSTS

EXISTING STREET CONDITIONS



The City has some older roads that are in need of repair or replacement soon, but current and planned budget amounts should be sufficient to keep up with these. The challenge will be securing the funds to maintain and replace the rapidly growing amount of roads that have been put in by developers in recent years. These roads are in good condition today and require limited maintenance, but in 15-20 years when they do begin to age, the City will need significantly more money than what it is currently budgeting. Without building or accepting any more lanes or new roadways, the City would need roughly \$40.5M per year for these future improvements - \$34.5M more than what is currently being budgeted.

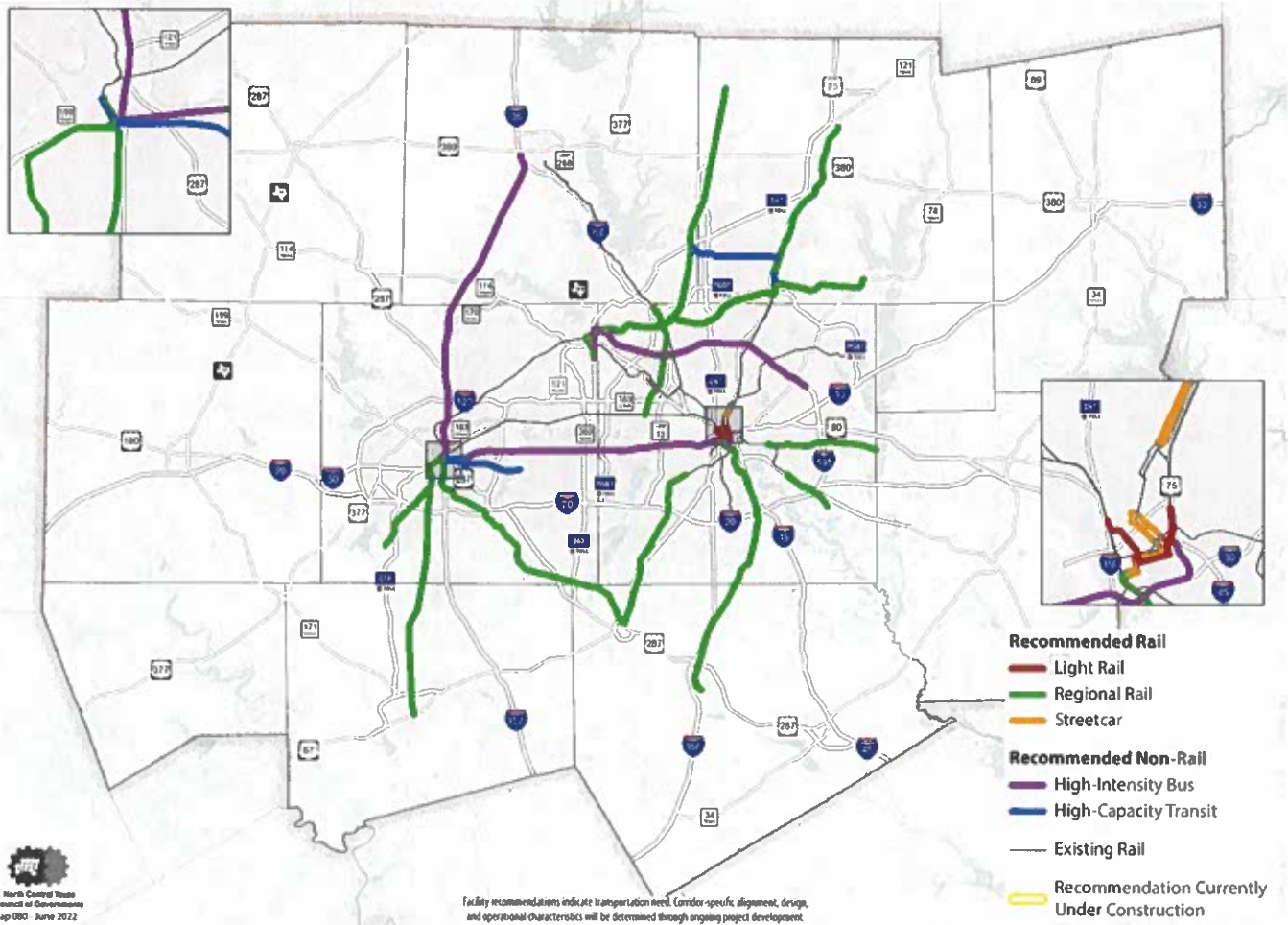
Investment in strategic preventative maintenance programs can extend the life of existing streets, and bond elections for capital improvement projects can help to fund some of these needs, but there will still be a large amount of unfunded liabilities. Raising property tax rates and charging street fees are not popular with residents, so a more feasible option is to explore ways to adjust the city's development pattern so that it aligns the tax revenue generated with what it ultimately costs to serve. In this scenario, buildings and development would generate enough in property tax over a 20 or 40 year life cycle to pay for the roads serving them.

REGIONAL TRANSIT PLANNING

North Central Texas Council of Governments (NCTCOG) identifies a regional rail system from Dallas to Waxahachie in the Mobility 2045 Plan. Although funding has not been allocated for this project the Waxahachie Rail Line remains apart of the NCTCOG's future transit corridor projects.



Major Transit Corridor Recommendations



**TRANSIT CORRIDORS
RECOMMENDED BY NCTCOG
IN THEIR MOBILITY 2045
PLAN, UPDATED JUNE 2022**

BARRIERS TO SUCCESS

The items you see below are the most pressing barriers to achieving success in line with Waxahachie's stated goals.

1

Auto-centric development and expansion

Waxahachie's core was built with a more compact, walkable pattern, but in the past two decades, the pattern has prioritized auto-centric residential development around the perimeter and focused the majority of commercial activity along US 77. This pattern generates more, longer trips and funnels traffic into 77, which exacerbates congestion in the core. Integrating commercial uses and public spaces into local neighborhoods and designing streets to encourage biking and walking can help to reduce trip volume and length and reduce congestion along 77 and in the core.

2

Street design optimized exclusively for cars

Three of the primary concerns expressed by residents during the planning process were safety, deteriorating street conditions, and lack of trails and pedestrian friendly facilities. The current thoroughfare design standards prioritize automobile traffic over people, place, and safety. More specifically, many of the minor arterials, collectors, and local streets are wider than they really need to be, and too frequently mix bike/pedestrian facilities with traffic traveling at speeds unsafe for these other users. Without a focus on adding more protected bicycle facilities and enhancing pedestrian paths and connectivity within neighborhoods, residents will continue to feel that they are not being appropriately served.

3

Underfunded maintenance and replacement budget

Most of Waxahachie's roads are still fairly new and early in their life-cycle, and therefore have not required much attention or resources. So far, the City has been able to keep up with street maintenance and replacement of the older streets in the city with the current budget, but the amount of miles and width of roads has drastically increased over the past two decades. Waxahachie's current development pattern and budget will not provide sufficient revenue to replace all of these roads when they reach the end of their life cycle. In order to maintain a safe and functioning roadway system in the future, new revenue sources will be required to cover the life cycle costs. Strategies must be explored that reduce costs such as reducing pavement width, or construction and pavement management strategies that extend the life of the assets, or some combination of both .

4

Poor access management and conflicting road functions

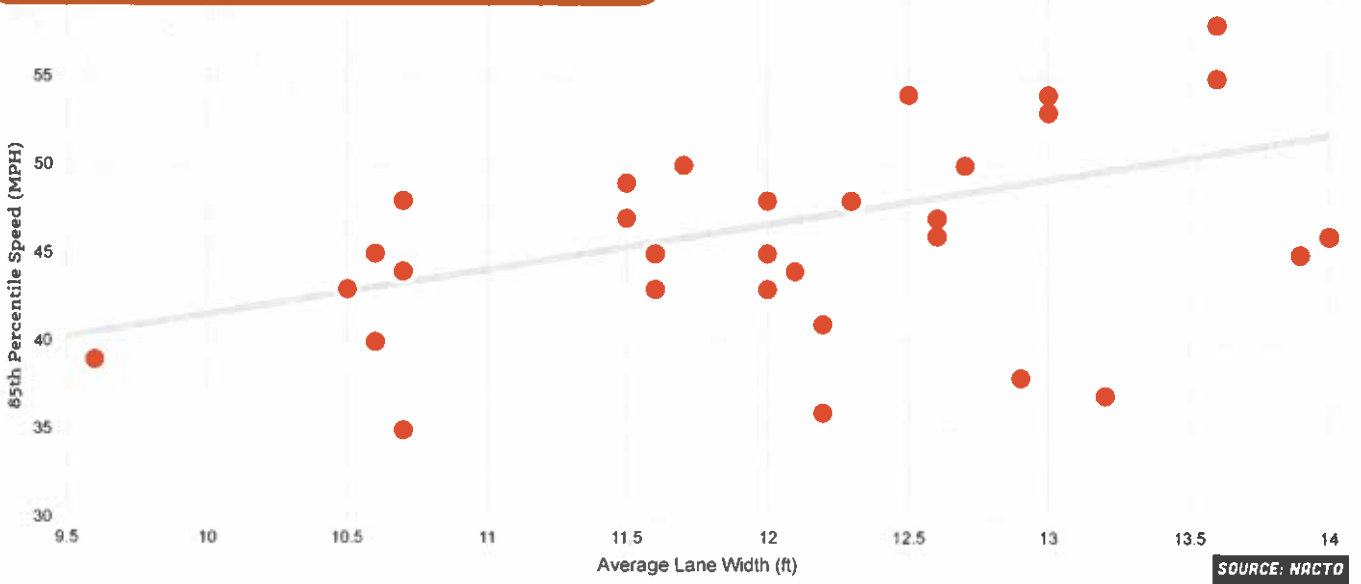
Several arterials and major collectors in the city, in particular US77, are intended to move large volumes of vehicles quickly, but don't function as well as they could due to the frequency of traffic signals, driveways, and median openings. In these cases, having too many access points and adjacent development negatively impacts the flow of traffic.

TRAVEL SPEEDS AND SAFETY

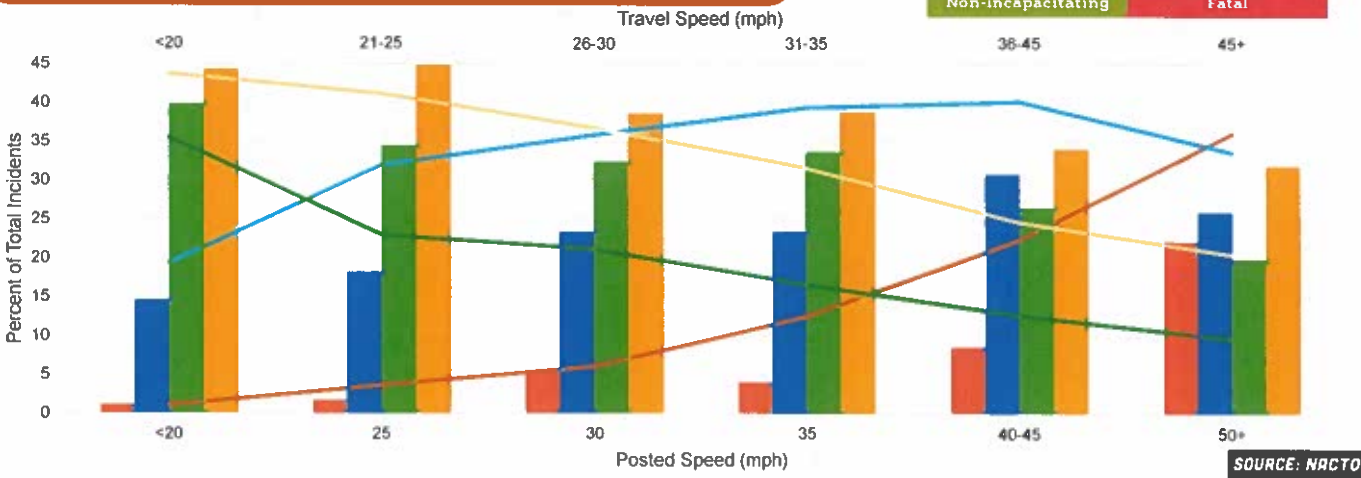
The speed at which automobiles travel (as opposed to the designated speed limit) has a direct effect on how safe that roadway is. Multiple studies have shown that the likelihood of a fatal injury to someone hit by a vehicle drastically increases when speeds exceed 30 mph. Designing a road with narrower lanes and physical objects in close proximity to the street that naturally make drivers

travel at slower speeds is a far more effective way of reducing crashes and serious injury than very high enforcement, 'tack-on' traffic calming like speed humps or speed limit reductions.

WIDER LANES CORRELATE TO HIGHER SPEEDS



HIGHER SPEEDS CORRELATE TO MORE FATAL INJURIES



Auto Speed and Human Reaction Time

At higher speeds, the driver of an automobile is required to focus their attention farther down their intended path. This reduces their effective field of vision significantly. In areas with large numbers of pedestrians such as downtown and residential neighborhoods, street design should slow cars down to widen the field of vision. Where the

environment is designed for cars to move at higher speeds, pedestrian crossings and facilities should be minimized as much as possible. When they are included, extra care should be taken to incorporate physical barriers and increased buffer distances to separate pedestrians from vehicles.



**15
MPH**



**20
MPH**



**25
MPH**

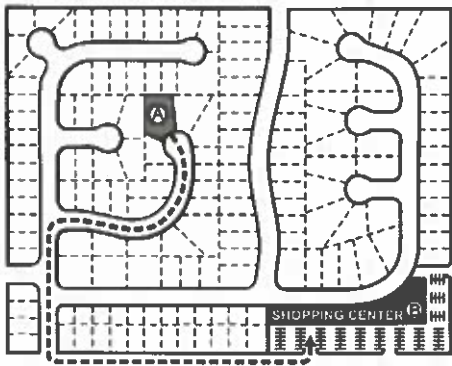


**30
MPH**

NETWORK PLANNING

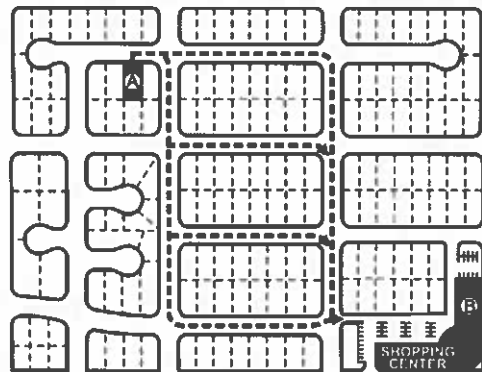
Transportation networks are generally built around a system of arterial streets, which are intended to allow both connectivity and continuity. Inside this arterial street framework is a more local network of roadways, which tend to be designed in one of two ways:

Suburban



While conventional suburban networks reduce through traffic in the inner parts of the network (on curvilinear residential streets and cul-de-sacs, for example), they funnel and magnify traffic on the main arterial network, which requires larger, more expensive roads. Major arterials in a conventional suburban area can be spaced up to a mile apart, where the City is willing to accept roads of up to six lanes, and these are supplemented by minor arterials spaced at most a half-mile apart. This is an auto-centric mobility pattern that requires most trips to be completed by driving.

Traditional



Traditional networks spread the traffic out over a network of connected streets, which may increase traffic on some streets but greatly reduces heavy traffic and the need for overly-large arterials. These areas are intended to be walkable and often include a mix of uses, which requires a tighter grid of streets that create short blocks. A traditional network has few if any major arterials, and minor arterials are generally closer together—separated by a half-mile or less. Some of these are also designed as primary corridors for cycling traffic and neighborhood commercial with on street parking (collectors). Because of the more walkable, compact pattern, vehicular trips can be reduced and local streets can be designed to prioritize pedestrians and much slower speeds.

The philosophy represented in this Mobility Plan is to incorporate a traditional grid system with a tighter network of pedestrian-focused streets in areas where walkability is the priority. Areas such as our downtown, historic core, and mixed use neighborhoods are good examples of this type of pattern. As we move outward a natural transition to a more vehicle-focused network with arterials

that are more spread-out is acceptable. In these places, auto-oriented residential developments and retail centers can be located. In this way, the transportation network can better align with the aims of the Land Use Plan and become more user-friendly overall.

ALTERNATIVE TRANSPORTATION

Waxahachie's current mobility system is primarily focused on moving people and goods around by vehicle. In order to provide a range of mobility options that meet the needs of everyone in the community, additional options must be provided and connected that allow people without a car to get around. These include a combination of active transportation options like cycling, skating, and walking with an appropriately scaled version of public transit that includes micro transit (scooters

and ebikes), bus, and/or rail. A safe, functional, and equitable mobility system is only possible if the city develops in a way that enough residents and destinations are concentrated in nodes with transit stops and/or complete neighborhoods where people have access to most of their daily needs within a 15-20 minute walk or bike ride.



Active Transportation

Active transportation, unlike driving and public transit, involves getting around in ways that are human-powered—walking, bicycling, using a wheelchair, skateboarding, and so on. Our communities were once set up to be navigable this way by default. Once again, cities across Texas are realizing the importance of creating opportunities to easily move around on foot. Fluctuating gas prices, increased traffic and associated delays, environmental concerns, a more wide-spread focus on personal health and fitness, and the shifting lifestyle preferences of younger generations all point to a greater demand for walkable, bikeable communities. Communities like Frisco, McKinney, Cedar Hill and others have embraced active transportation as a key component of their community branding and recruiting efforts. Now more than ever, residents and employers are looking for a robust system of parks, trails, and active living as key elements of where they choose to locate.



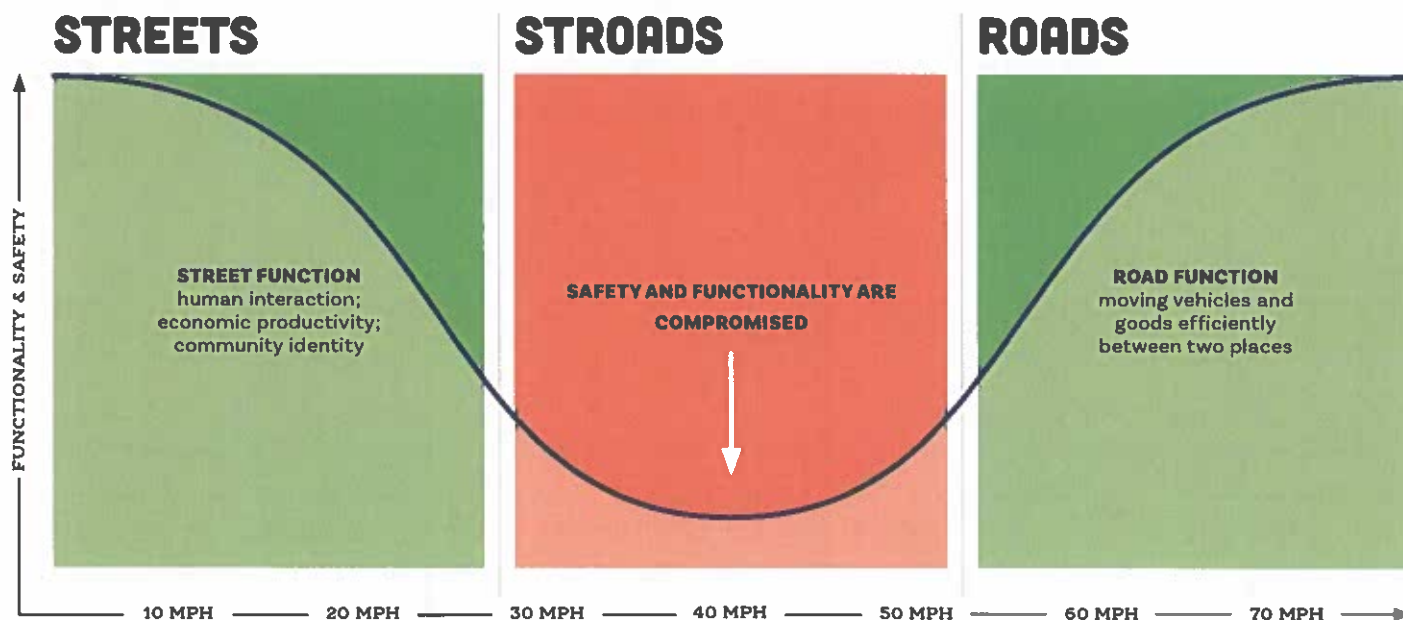
Waxahachie can become more friendly to active-transportation by committing to a more compact, multi-use pattern of development. By investing in pedestrian facilities like sidewalks and shared use paths, and by designing streets as low-speed, people-first places. When walking or biking is more convenient for residents, they are far more likely to make these healthy activities a part of their daily lives. This plan recommends the City update the Citywide Trail Plan with the Parks Master Plan. The City is in an optimal time to require the construction of on-street and off-site trails with new development. First, however, the City must have a citywide trail plan to ensure all new trail systems constructed by developers connect to other existing facilities.

ALIGNING CORRIDOR FUNCTION WITH DESIGN

The transportation system can either help us create the kind of safe, walkable community we want, or it can get in the way. The key is in understanding that different parts of our transportation network serve fundamentally different purposes. First, streets and roads are not interchangeable. Arterial corridors should serve as roads, moving high volumes of vehicles and goods quickly around the city and to/from other cities and limiting opportunities for vehicle-pedestrian incidents as much as possible. Collectors and local streets should be slower speed corridors (35 mph or slower) that support multiple modes of transportation and provide the

platform for human interaction, commerce, and placemaking.

Attempting to mix these functions results in stroads, a hybrid that attempts to accommodate both vehicles and pedestrians, but struggles to do either efficiently or safely. A key aspect of a safe, efficient, and affordable transportation system is prioritizing certain corridors as roads, and then designing the rest of the system to be various combinations of slower speed streets that support the surrounding neighborhood context and needs.



The street is a low-speed area that allows for human activity and interaction. A buzzing Main Street with businesses, or the quiet residential street with children playing in front yards are streets. They can be part of a larger place, or can be destinations themselves; they're where people spend time. They prioritize pedestrians but are usable by all. Streets are platforms for economic growth.



Stroads are failed attempts to get the economic productivity of a street and the efficiency of a road in one corridor. They are designed for high volumes of cars and faster speeds but often are built with pedestrian amenities directly adjacent to high speed travel lanes. Large numbers of traffic signals and driveways accommodate auto oriented businesses, but also introduce more opportunities for crashes.



The primary function of a road is to move people and goods quickly between places; think of highways and farm-to-market roads. Here, the automobile is prioritized, and higher speeds are appropriate. Effective roads are not economic development corridors. In order to maintain safety, driveways and intersections should be limited. Pedestrian and bike facilities should be separated from travel lanes.

THOROUGHFARES

Designing well-functioning streets within the thoroughfare network depends on understanding their surroundings, or their context. Key features that create context are:

- Land use;
- Site design and urban form (including building orientation and setback, parking type and orientation, and block length); and
- Building design (including building height and thoroughfare enclosure, building width, building scale and variety, and building entries).

Context influences what thoroughfare type is appropriate, but the design of a thoroughfare itself also has a significant impact on shaping the context

of a place—just as much as building and landscape do. There is not a one-size-fits-all solution. What may be appropriate for a farm-to-market road wouldn't make sense on Main Street, and vice versa. Additionally, the design of a corridor may need to evolve as the development adjacent to it changes. For example, a corridor may start out with a group of one story commercial buildings along it that require auto access and on-street parking, and then over time, as multi-story residential and parking garages are added, the right-of-way may need to shift to facilitate more bus, bike, and pedestrian mobility. This is why this plan focuses first on the context—understanding and defining place types—and then on transportation planning to support that context in a balanced way.

Street Elements



New classifications and design criteria supporting this combination of function and context sensitive design have been released in recent years by CNU-ITE, NACTO, and MUTCD. These resources provide further guidance for organizations looking to integrate function and context into the design of streets, intersections, and pedestrian facilities. However, the hierarchical network and associated terminology (arterial/collector/street) is still the

norm in transportation design, especially when coordinating with TxDOT, regional MPOs, and counties. Therefore, the sections proposed in this plan embrace a hybrid approach where some context sensitive design principles have been incorporated into the standard classifications.

THOROUGHFARES CLASSIFICATION

THOROUGHFARE CLASSIFICATION	RIGHT-OF-WAY	FUNCTION	NUMBER OF LANES	NOTES
A Major Arterial	140'-150'	Highway	6 travel lanes	TXDOT Roadway
A Major Arterial	120'	High Speed Vehicle Movement; Mid-High Volumes; Major cycling corridors	6 travel lanes	Limited access; Wide landscaped median; Separated shared use paths/ cycle tracks; 45mph design speed
B Greenway Arterial	120'	High Speed Vehicle Movement; Mid-High Volumes; Major cycling corridors	4 - 6 travel lanes	Limited access; Wide landscaped median; Separated shared use paths/ cycle tracks; 45mph design speed
C Minor Arterial	100'	Mid Speed Vehicle Movement; Mid Volumes	4 travel lanes	Limited access; Raised medians; Separated shared use paths; 35-40mph design speed
D Major Collector	80'	Low-Mid Speed Vehicle Movement; Low-Mid Volumes; Low-Mid bike/ped activity	2-4 lanes	Occasional access; Narrow travel lanes; Separated bike paths and sidewalks; 30mph design speed, various cross sections based on need
E Minor Collector	60'	High bike/ped activity; Low Speed Vehicle Movement; Low Volumes	2 travel lanes	Primarily local car trips; Narrow travel lanes; Convertible outside lanes for parking, dedicated bike lane, or additional travel/turn lane; Wide sidewalks w/ streetscape; 20-25mph design speed

THOROUGHFARE MAP

- Legend**
- 2050 THOROUGHFARE PLAN
FUNCTIONAL CLASS**
- HIGHWAY 5-TXDOT
 - A-MAJOR ARTERIAL, 150, 6 LANE
 - A-MAJOR ARTERIAL, 140, 6 LANE
 - A-MAJOR ARTERIAL, 120, 6 LANE
 - B-GREENWAY ARTERIAL, 120, 4-6 LANE
 - C-MAJOR ARTERIAL, 100, 4 LANE
 - D-MAJOR COLLECTOR, 80, 2-4 LANE
 - E-DOWNTOWN STREET 60, 2 LANE

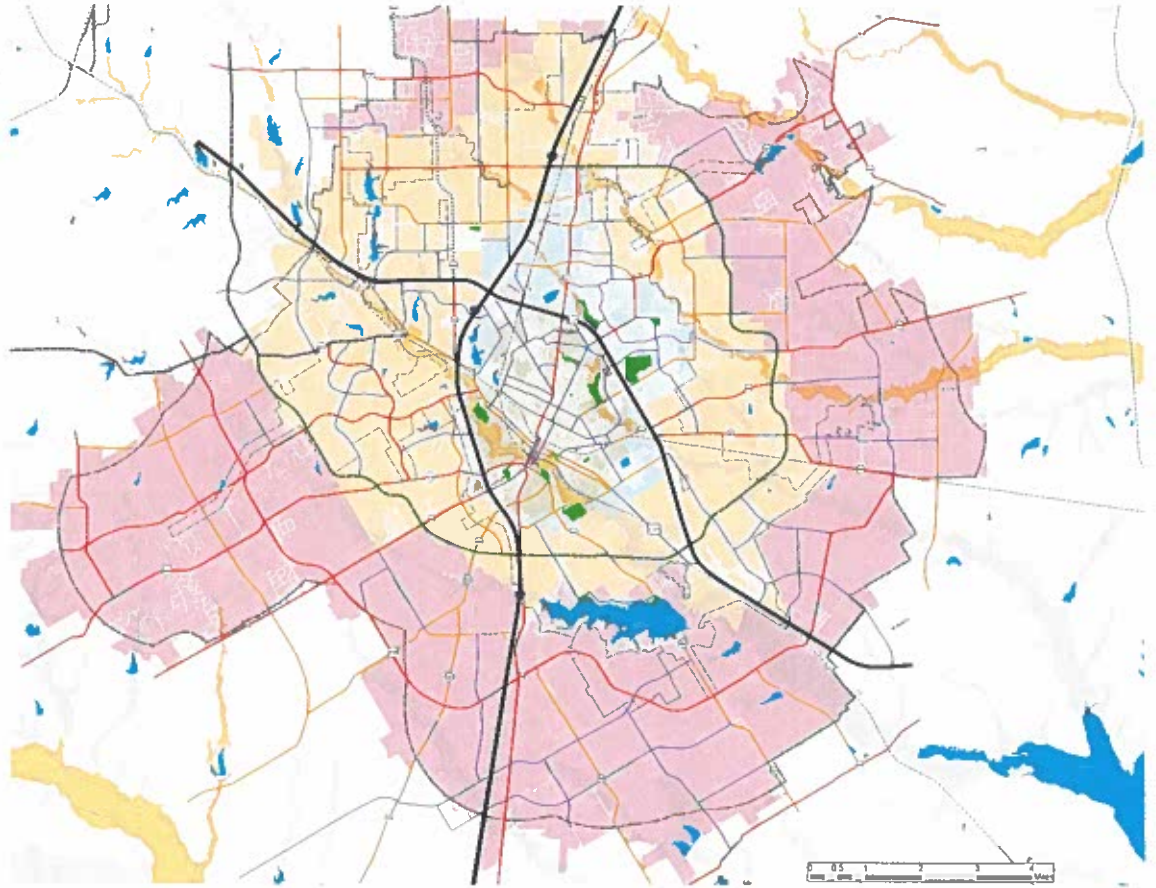
THE SHORT-OF-WAY WIDTH FOR SECTION A-D WILL BE 100 FEET AT THE INTERSECTION TO ACCOMMODATE A SHORT TURN LANE WHICH TYPICALLY EXTENDS 300 FEET FROM THE INTERSECTION. THE TURN LANE IS SHOWN IN THE CITY'S DETAILS AND SPECIFICATIONS.

- Lakes
- RR
- CITY LIMITS
- Downtown
- Parks

- FLOOD ZONE**
- A
 - AE
 - X

- GROWTH SECTORS**
- mild growth
 - mild rm
 - intended growth
 - open
 - restricted growth
 - ETJ

The Thoroughfare Plan is not targeted to a specific point in the future but is intended to accommodate the ultimate development of the city's thoroughfare network. It is a right-of-way preservation document, allowing the orderly development of a future road network. A significant change in the Thoroughfare Plan was to modify future roadway alignments to coincide with the County's and Midlothian's Thoroughfare Plan. City staff met with the City of Midlothian and Ellis County to share and coordinate the new thoroughfare alignments. Additionally, City staff adjusted roadway alignments to eliminate conflicts with existing buildings and issues with natural site constraints that could make the construction of a future roadway challenging to construct in the future.



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ARTERIALS

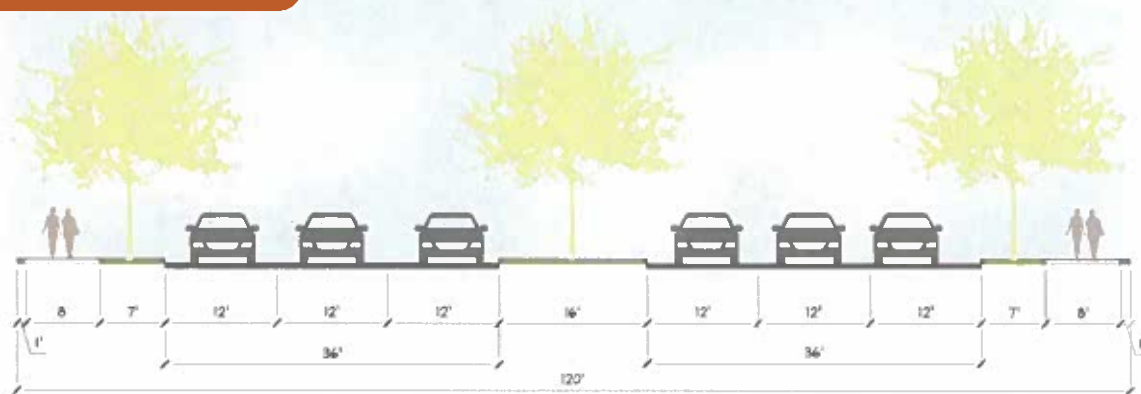
Measurements are face-of-curb to face-of-curb.

The primary purpose of arterials is vehicular traffic movement for longer distances. These corridors create efficient connections between the major commercial nodes throughout the city and adjacent communities. To function effectively as higher-speed roads, they should be designed as long corridors with limited access, crossings and stop conditions—meaning they are not meant to have commercial development along the full length. Arterials have

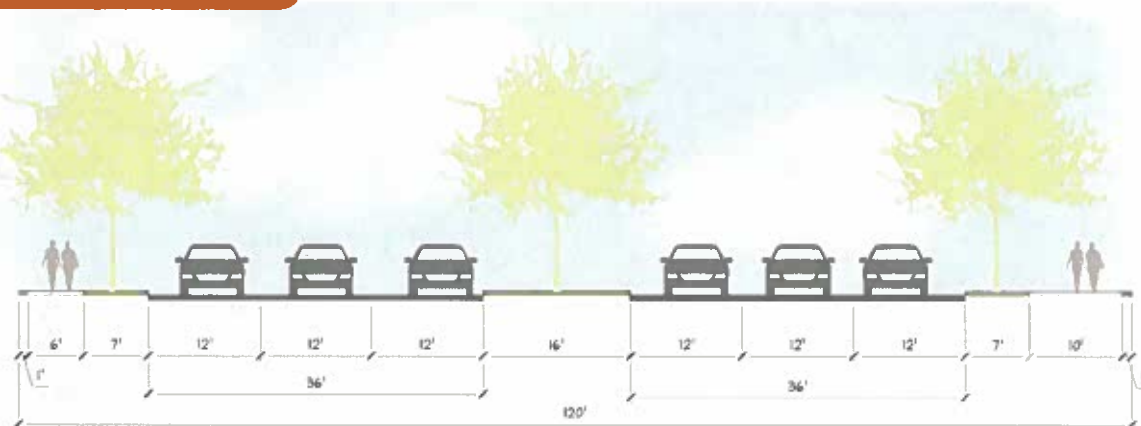
four or six lanes, divided by a median, and should have a design speed of 40 to 45 mph.

In some cases, arterials can also accommodate pedestrian and bicycle traffic via dedicated paths that have safe separation from the travel lanes through distance and physical barriers. Crossings should be much less frequent than on collectors or local streets.

A - MAJOR ARTERIAL



A - MAJOR ARTERIAL



THIS SECTION SHALL BE USED WHEN ADJACENT TO A 10FT ON-STREET TRAIL SYSTEM. THE 10-FOOT MULTI-USE PATH WILL GO ON THE SIDE OF THE ROAD WHERE THE TRAIL IS PLANNED.

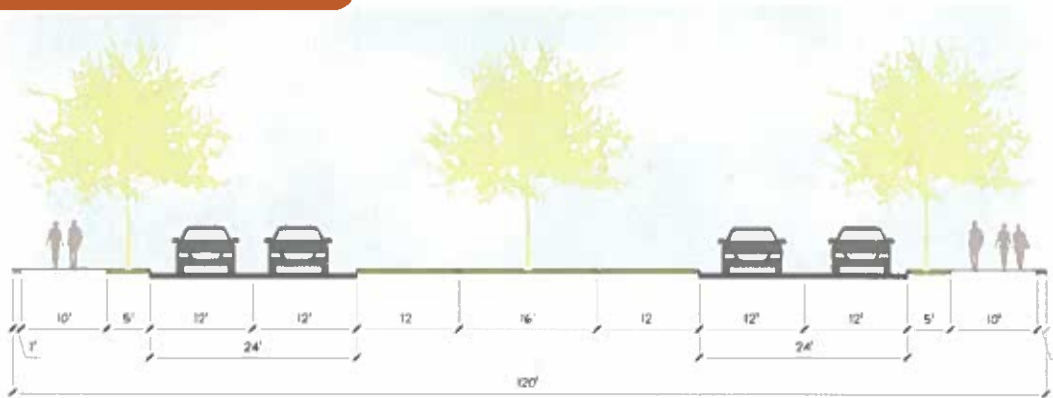
ARTERIALS, CONTINUED

Measurements are face-of-curb to face-of-curb.

Together with highways and county roads, these roadways should provide higher speed connections to move vehicles and goods between the various parts of the city and to/from adjacent cities and regional destinations. If or when public transit

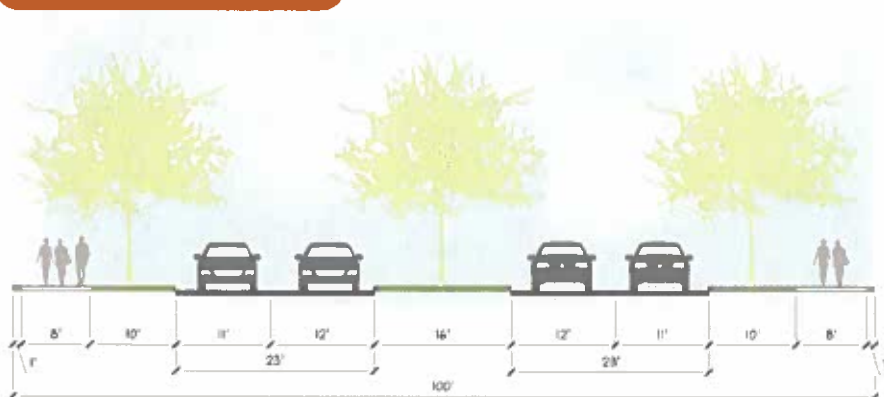
is considered, these corridors can also form the backbone of local transit routes with buses that make stops in commercial hubs and neighborhood centers.

B - GREENWAY ARTERIAL

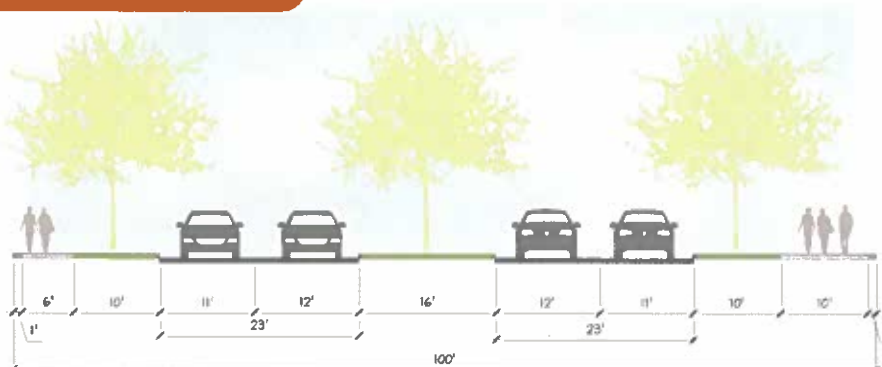


THE 40-FOOT MEDIAN CAN BE CONVERTED INTO 2-12-FOOT LANES WITH A 16-FOOT MEDIAN. TREES MUST BE CENTERED IN THE 40-FOOT MEDIAN SO THAT THEY ARE PRESERVED IN THE FUTURE 16-FOOT MEDIAN IF ALTERED IN THE FUTURE.

C - MINOR ARTERIAL 1



C - MINOR ARTERIAL



THIS SECTION SHALL BE USED WHEN ADJACENT TO A 10FT ON-STREET TRAIL SYSTEM. THE 10-FOOT MULTI-USE PATH WILL GO ON THE SIDE OF THE ROAD WHERE THE TRAIL IS PLANNED.

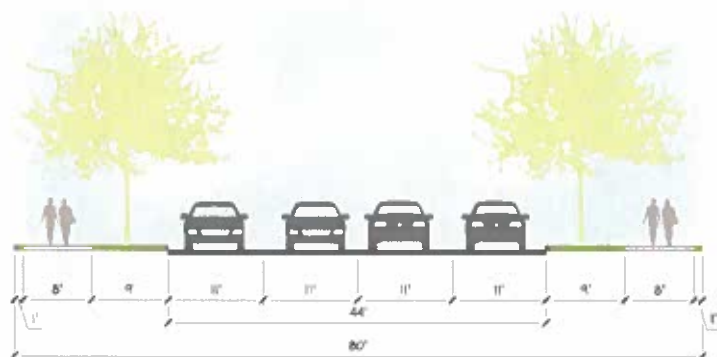
COLLECTORS

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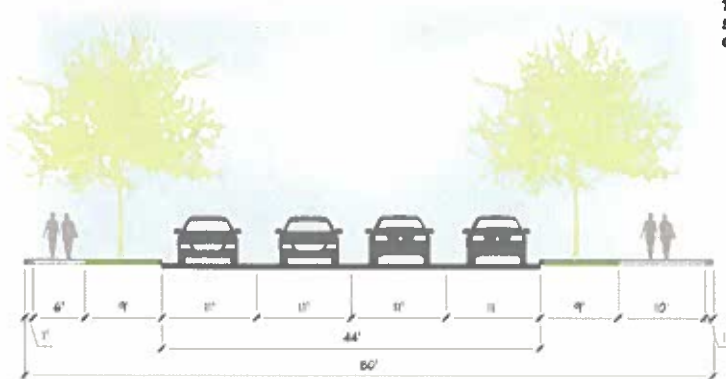
Collectors carry local traffic within neighborhoods, and they are intended to be low-speed (35 mph or less), people-friendly corridors that safely incorporate high volumes of pedestrian and bicycle traffic. Collectors are associated with the creation of places, so while they often carry significant local vehicle traffic, they need to be designed as comfortable spaces for those not in vehicles. In the

city's spectrum of thoroughfare types, corridors provide the most flexibility to evolve over time to support different development patterns. While the right-of-way stays consistent, the space can be allocated through paint or permanent improvement to shift between travel lanes, parking, bike lanes, and parklets that extend the sidewalk environment.

D1 - MAJOR COLLECTOR

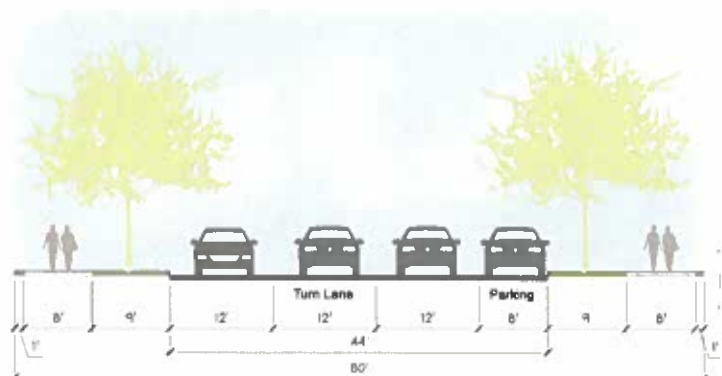


D1 - MAJOR COLLECTOR



THIS SECTION SHALL BE USED WHEN ADJACENT TO A 10FT ON-STREET TRAIL SYSTEM. THE 10-FOOT MULTI-USE PATH WILL GO ON THE SIDE OF THE ROAD WHERE THE TRAIL IS PLANNED.

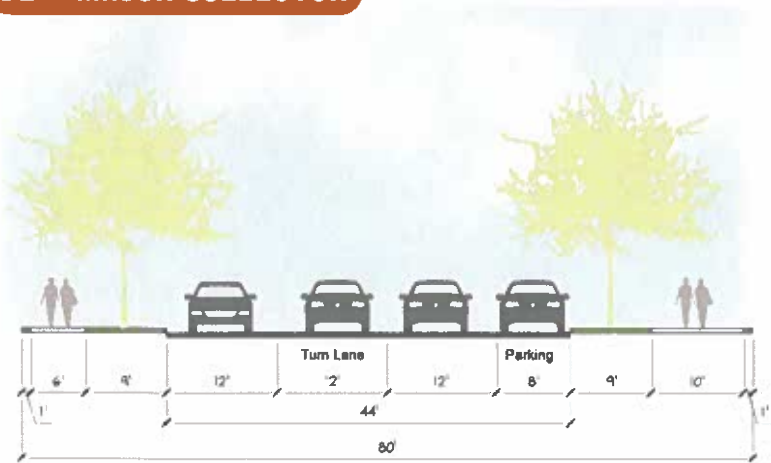
D2 - MAJOR COLLECTOR



COLLECTORS, CONTINUED

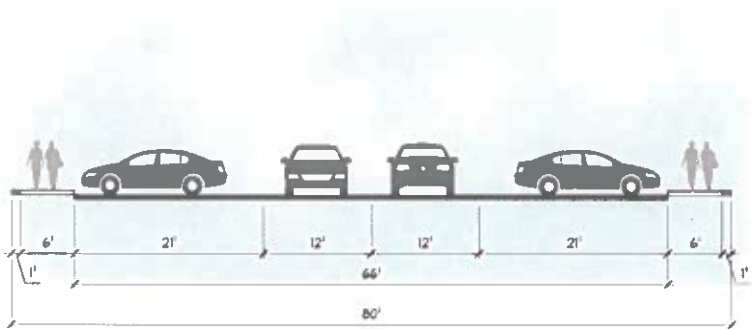
Measurements are face-of-curb to face-of-curb.

D2 - MAJOR COLLECTOR



THIS SECTION SHALL BE USED WHEN ADJACENT TO A 10FT ON-STREET TRAIL SYSTEM. THE 10-FOOT MULTI-USE PATH WILL GO ON THE SIDE OF THE ROAD WHERE THE TRAIL IS PLANNED. SIDE OF THE ROAD.

D3 - MAJOR COLLECTOR

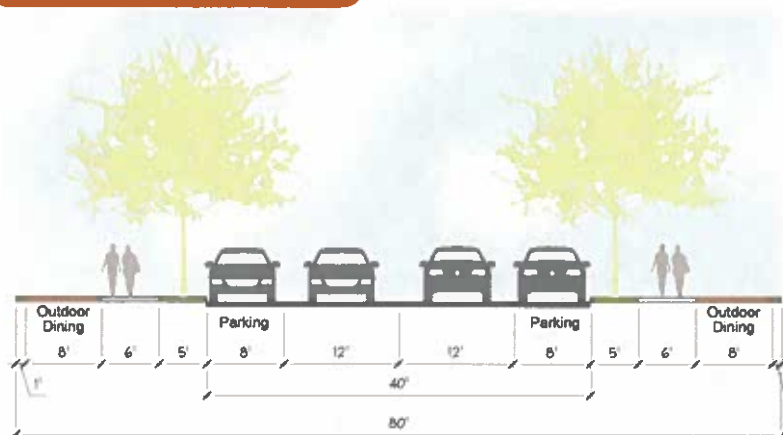


COLLECTORS, CONTINUED

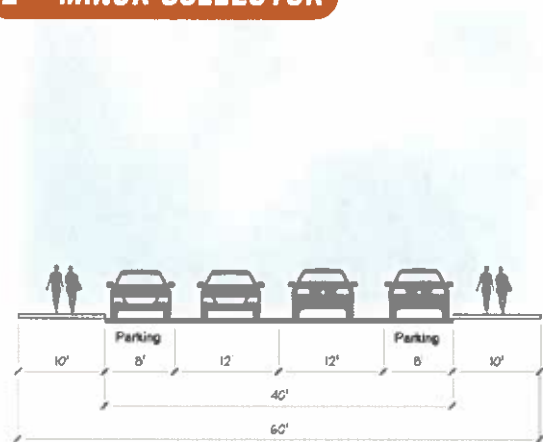
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D4 - MAJOR COLLECTOR

8-FOOT PARKING LANE CAN BE CONVERTED TO A PARKLET.



E - MINOR COLLECTOR



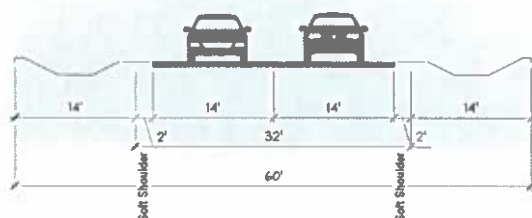
NEIGHBORHOOD STREETS

Measurements are face-of-curb to face-of-curb.

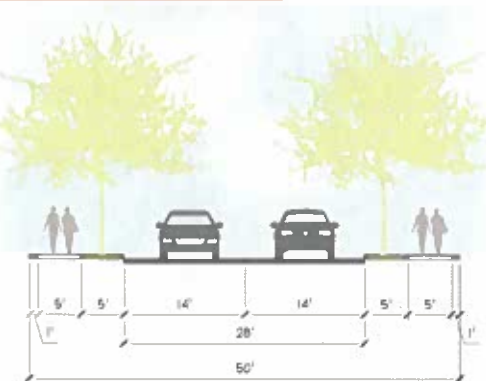
These streets fit within the context of diverse and complete neighborhoods. As a result, they should be low speed, pedestrian-first environments that serve as active places for people. In areas where more commerce takes place, striped on-street parking and a larger area between the curb and building frontage provides more space for interaction and activity. Travel lanes should be narrower to slow traffic and necking of travel lanes

at key intersections can provide a safer, more comfortable pedestrian environment. Where a mix of uses is desired, alleys and rear-entry homes and buildings are ideal. Alongside the Residential Street, parking for visitors or business customers should be accommodated with small pocket parking lots distributed throughout the neighborhood and complemented by on-street parking along nearby streets.

RURAL STREET



RESIDENTIAL STREET



NEIGHBORHOODS & DOWNTOWN

Recommendations

1 MAINTAIN THE CHARACTER OF WAXAHACHIE.

Development and redevelopment should match the existing character of Waxahachie. The traditional pattern of development in the older parts of Waxahachie reflects the principles and goals of this plan. New development should continue this pattern whether constructed in infill or greenfield settings.

2 DIVERSIFY HOUSING MIX TO ENCOURAGE DIVERSE HOUSING TYPES AT VARIOUS PRICE POINTS.

Building more smaller homes that use less land is one of the key takeaways for becoming more fiscally sustainable as a city and a key element of making housing more affordable to build, rent, and own. The City can work toward ensuring a healthy mix of options by requiring a percentage mix in existing and new neighborhoods dependent on the size of the development and applicable Place Type.

3 PRIORITIZE INFILL AND REVITALIZATION TO MAXIMIZE EXISTING INFRASTRUCTURE AND PUBLIC SERVICES.

This is the fastest way to close the City's resource gap and maximize return on taxpayers' investments. There are numerous vacant parcels and plenty of opportunities for Accessory Dwelling Units (ADUs) and vertical development to add incremental density and diversify housing and commercial options without requiring more infrastructure. Additionally, providing smaller units makes them more affordable for residents and small business owners. All development, whether infill or greenfield, should be context-sensitive so as not to disrupt the neighborhood's character and fabric.

4 UPDATE DESIGN STANDARDS TO PRESERVE HISTORIC PLACES AND ENCOURAGE HIGHER QUALITY DESIGN STANDARDS IN HISTORICALLY SIGNIFICANT AREAS OF THE CITY

Expand overlays to preserve and protect historic properties.

5 IMPROVE AND ENHANCE THE CENTRAL CORE OF WAXAHACHIE.

Continue to improve and invest in downtown Waxahachie and ensure that development on the periphery compliments downtown.

SNAPSHOT

Providing Housing for Everyone

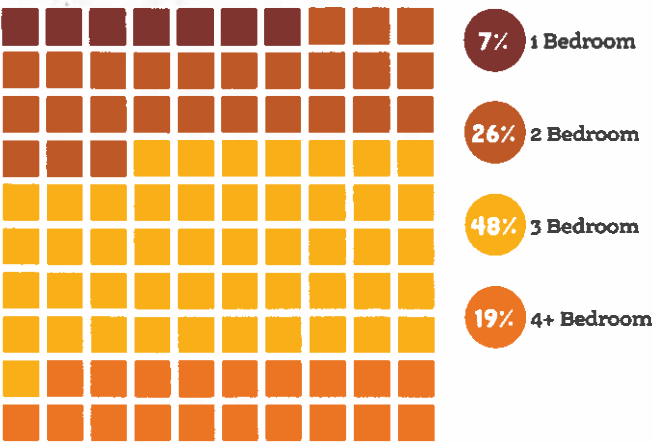
Waxahachie has been and wants to continue to be a community that appeals to people of all ages, backgrounds, interests, and income levels. Historically, Waxahachie has offered a full spectrum of housing and neighborhood choices, and the historic homes and neighborhoods are the foundation for the community’s authentic character. However, the majority of development built over the past decade has been in a suburban, single family subdivision style. This accomplished a goal of expanding options on the higher end of the price point spectrum and generating additional tax base for the City. However, if the City continues to build out the remainder of its city limits in this pattern, it will skew the housing mix too far in the high direction, making housing in the city less affordable for most people.

In order to keep housing attractive and affordable for everyone, Waxahachie must return to its roots and build a variety of housing and neighborhood types. Affordability and quality of life mean

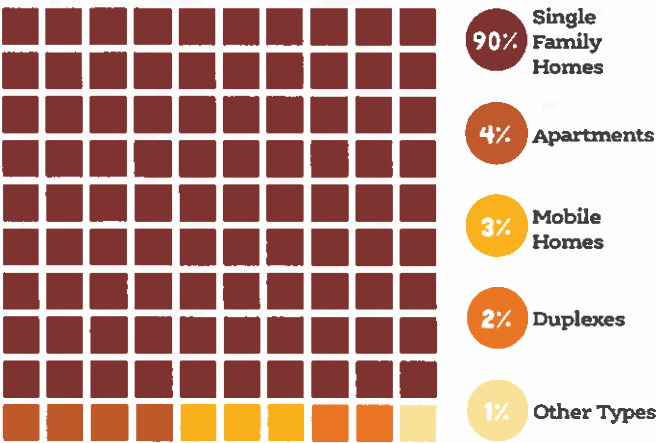
different things to different people, so it’s important for the City and its developer partners to work together to understand and meet these different expectations. Waxahachie will accomplish this by building neighborhoods, not subdivisions.

There are several elements that must work together to create complete, affordable neighborhoods. The primary ones include housing and commercial options, parks and public space, streets, and programming. The Place Types outlined in the Land Use and Growth Management component provide the basic context for character, scale, and mix of uses for rural, urban, and suburban style neighborhoods. Thoroughfare Classifications and street sections are covered in the Mobility component. The Neighborhoods component of the plan provides information on housing and commercial building typologies and other ancillary elements necessary to create more complete, affordable, and inclusive neighborhoods in Waxahachie.

HOUSING SIZE CITYWIDE



PROPORTION OF HOUSING TYPOLOGIES



Neighborhoods or Subdivisions?

Most large residential developers focus on building subdivisions. They acquire and subdivide property, build and sell single family homes, and then move on to another location. Depending on city codes, standards and the market they are trying to serve, there may also be a park or amenity center to add a recreational component. Commercial uses and other housing options beyond single-family detached houses are typically excluded, requiring those living in subdivisions to drive to daily needs, and making it difficult for those who can't afford or don't want a detached single-family home to live there. And while sidewalks are usually included and streets are intended to be safe for pedestrians, higher vehicle speeds allowed by wider suburban style streets and longer blocks make the environment less safe for residents and children walking, biking, or playing than it needs to be.

Neighborhoods, on the other hand, are designed and built to intentionally mix uses together so that the majority of daily needs are accessible within a safe and walkable distance - commonly defined as a quarter mile or a 15 minute walk. A diverse housing inventory reaps financial benefits for the City, but also provides life cycle housing and

provides housing for everybody regardless of their socioeconomic situation and life stage. The full-life cycle is intended to describe all stages of life — young singles, professionals, families with children, families without children, empty-nesters, retirees and seniors. Full-life cycle housing incorporates homes of various sizes, including large lots, small lots, townhomes, lofts, assisted living, multifamily complexes, condominiums, mother-in-law suites, carriage homes, garden homes, etc. Non-residential uses may include schools and child care facilities, parks and recreational facilities, small restaurants and coffee shops, corner stores, and other small businesses that fit a neighborhood context and require limited parking. Streets and public spaces are designed to prioritize walkability and human interaction over automobiles, often having narrower travel lanes laid out in a grid network with short blocks and more sidewalks, trails, and bike paths. Our built environment significantly influences how people interact with one another. Being purposeful in the layout and design of our neighborhoods can go a long way to creating a sense of belonging and community.

77

WALKSCORE

Very Walkable



51

WALKSCORE

Somewhat Walkable



27

WALKSCORE

Car Dependent



BARRIERS TO SUCCESS

The items shown below are the most pressing barriers to achieving success in line with Waxahachie's stated goals.

1

Outdated codes and design standards

Current standards do not support design elements that are needed to build complete neighborhoods, such as street trees, shorter block lengths, smaller lots and mix of uses, and a wider variety of street sections that support walkability and placemaking.

No amount of planning can overcome a binding ordinance that is working in the opposite direction.

2

A development community focused on single-use places

While the city does have alternatives to single family homes such as duplexes, townhomes, and apartments, many of them are older and are in need of rehab. As long as the existing housing stock that we have is viewed as substandard by prospective buyers and renters they will continually seek out new builds. This, paired with the predominant housing types being single-family homes or large multi-family complexes makes the housing market weaker.

Office, retail, and entertainment destinations in the city are almost exclusively auto-focused and located along major thoroughfares that are either too far or too unsafe to access by bike, foot, or micro-transit; these uses become even more imperative.

This is principally caused by the use-based zoning ordinance. But another factor is a presumption by many people who have grown up in the decades since suburbanization that these uses are supposed to be separated. As long as the narrative remains that these uses cannot exist within developed places, it will be difficult to create neighborhoods out of subdivisions.

3

Existing middle-scale housing is aging

Developers' focus on exclusively building new single family homes is hurting Waxahachie's ability to offer a wider variety of options to residents (both in price and type). This particular development is one of the most expensive to serve and maintain, so very high home values are needed to cover the costs at the existing property tax rate. Additionally, commercial development has largely followed a similar segregated model where commercial developers almost never take part in the process of building a sense of place outside of their own project.

4

Lack of amenities inside existing neighborhoods

Many of the existing subdivisions lack pocket and neighborhood parks, trails, bike lanes, and complete sidewalk systems. When open space is included in a development, it is often land not suitable for development of parks. These amenities support active lifestyles, neighbor interaction, and improved quality of life. Without these things inside the majority of neighborhoods, many more residents are forced into their cars to meet their daily needs.

This is a significant barrier because retrofitting largely suburban neighborhoods from the top down is difficult. On the other hand, its often hard to achieve bottom-up, small-scale improvements made by the residents of neighborhoods due to a complex governmental structure. Without residents feeling empowered to make their own neighborhoods better, the task is likely to be too large for the City to solve on its own.

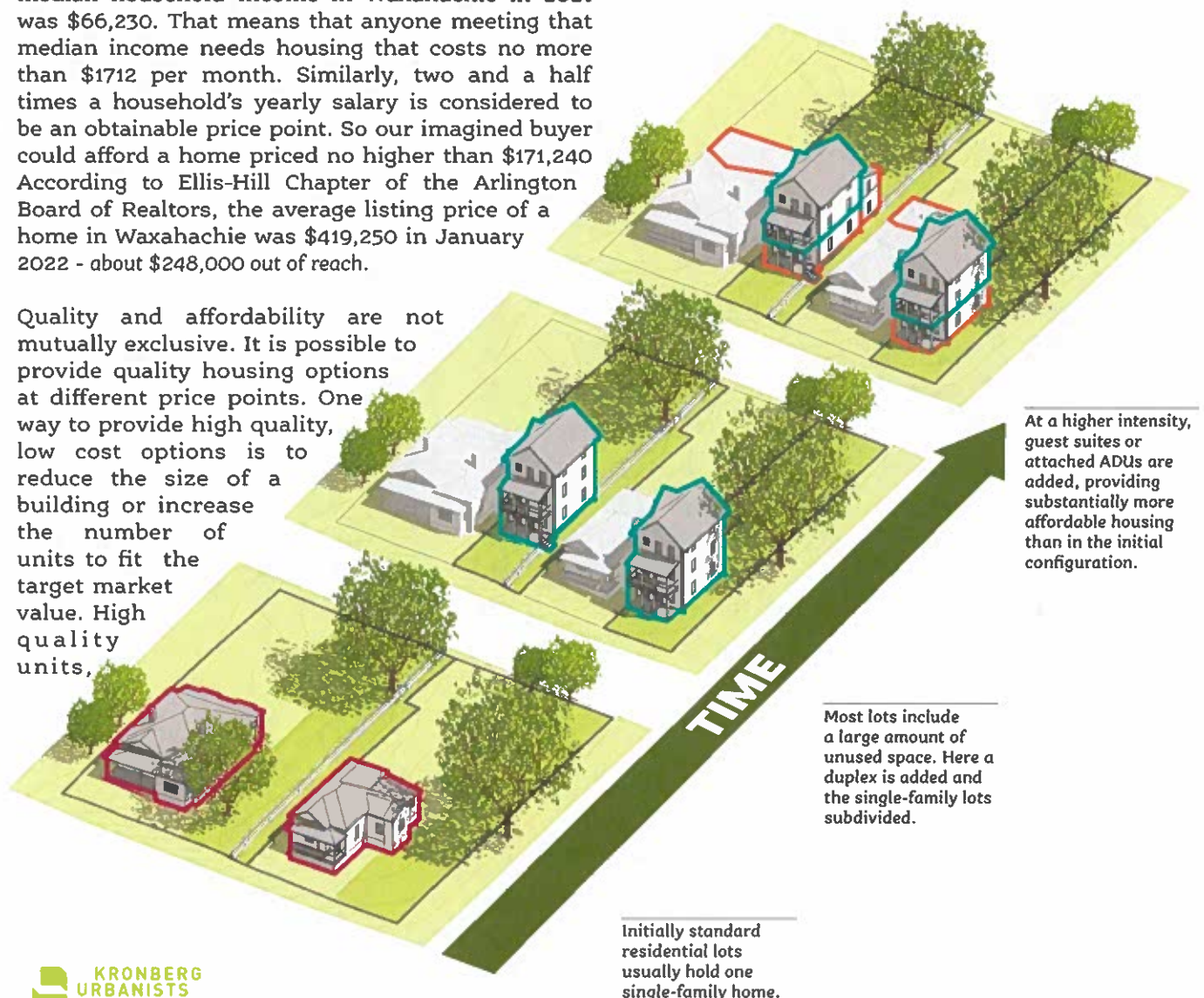
MAKING HOUSING AFFORDABLE

Often, when the term “affordable housing” is used, it is recognized as housing that is being subsidized in one way or another to provide a dwelling unit to someone who otherwise could not afford that same space at market value. But housing affordability in the broader sense is simply a measure of whether or not someone has the means to afford a given residence, either for purchase or rent.

It is generally accepted that a household can afford to spend up to 30% of their income on housing costs. This includes a mortgage or rent, and utilities. The median household income in Waxahachie in 2021 was \$66,230. That means that anyone meeting that median income needs housing that costs no more than \$1712 per month. Similarly, two and a half times a household's yearly salary is considered to be an obtainable price point. So our imagined buyer could afford a home priced no higher than \$171,240. According to Ellis-Hill Chapter of the Arlington Board of Realtors, the average listing price of a home in Waxahachie was \$419,250 in January 2022 - about \$248,000 out of reach.

Quality and affordability are not mutually exclusive. It is possible to provide quality housing options at different price points. One way to provide high quality, low cost options is to reduce the size of a building or increase the number of units to fit the target market value. High quality units,

in compact neighborhoods on smaller lots can still meet market demand and price points. Incremental developers across the state have shown that this is possible. Down market effects of these units coming online are freeing up space in lower value units and making prices more affordable for people at the bottom of the economic ladder. Higher price point buyers and renters can benefit from urban townhomes, in more walkable places. A diverse stock of housing is a win for everyone.

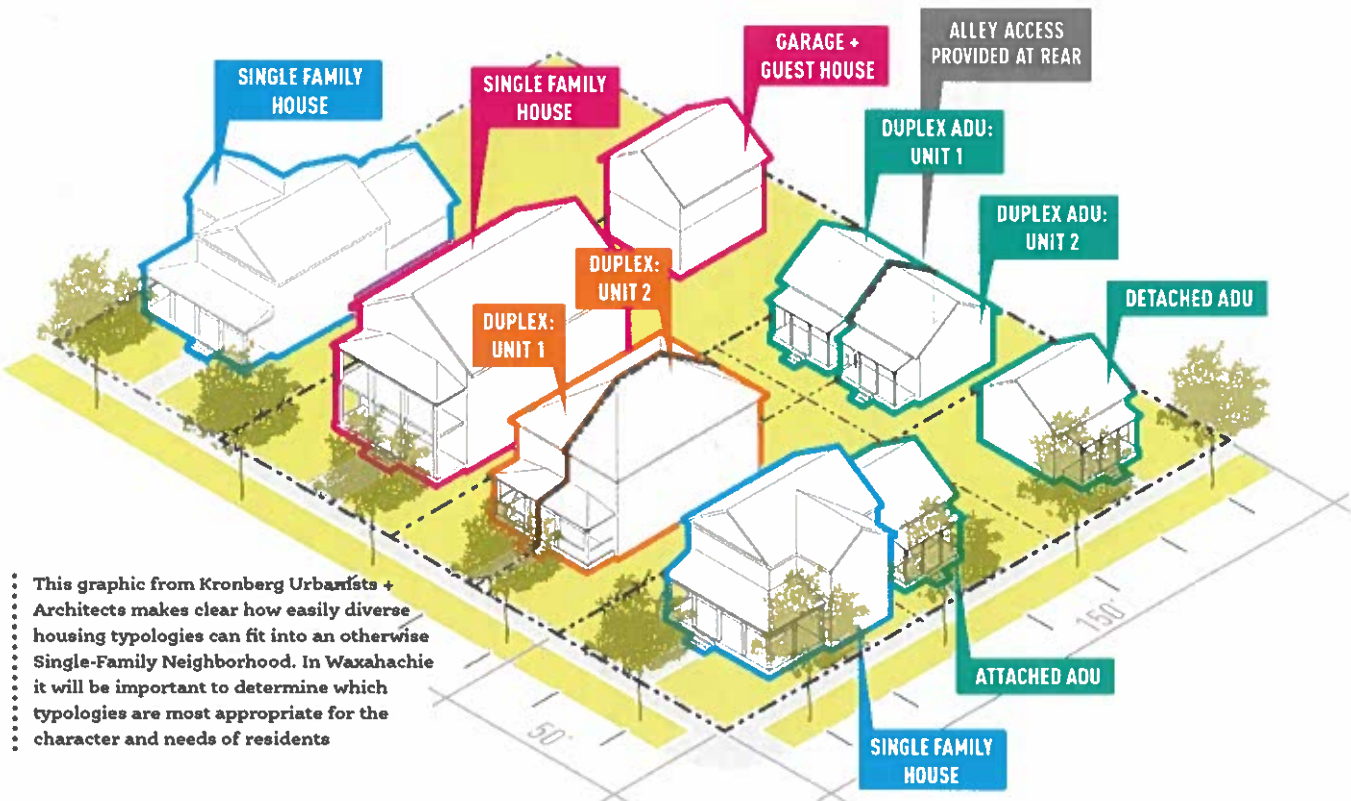


MEETING HOUSING NEEDS

Growth pressure in Waxahachie is at an all-time high. The city approved 1,053 building permits in 2021, and is on track to add even more in 2022. Most residential projects are being processed as planned developments (PDs) where lot size, housing mix and size, open space, and other design elements are negotiated for each development. Like much of the Dallas Metroplex, home prices are rising rapidly and supply is not keeping up with demand. This combination of building mostly single family homes at higher price points and not building more smaller, affordable options is driving median values in Waxahachie up and making the community less affordable overall. Access to more housing types within the city is critical, because the City is better able to facilitate the high quality development it needs for fiscal sustainability.

Ensuring that housing typologies are as diverse as the community will make Waxahachie more attractive and competitive in the Metroplex. While there is historically diverse housing in the downtown, on the edges of the city almost all housing is exclusively detached single-family.

These Missing Middle typologies can be built on vacant lots, infill lots, or lots with existing substandard housing without significantly altering the character of the area. In single family suburban style subdivisions, simple regulatory changes such as reducing setback requirements can make it possible to create ADUs in backyards. ADUs are appropriate for all housing types, from large acre estates to smaller residential lots. Additionally, ADUs can boost the revenue collected from infill lots without adding new infrastructure that would increase costs to the City. When development regulations are tailored to preserve the character of the neighborhoods, these units provide financial benefits to the city and the homeowner, and feel like a pleasant addition the area. The ideal location for higher intensity options like small multiplexes that contain 3-6 units are within areas that have a street grid, narrower lots, and improved walkability. Access to nearby neighborhood scale commercial is a mutually beneficial improvement. The residents benefit from a reduced need for auto trips, and businesses see gains from a larger concentration of patrons nearby.



PRESERVING WAXAHACHIE'S HISTORIC PLACES

The Rogers Hotel (right) is an example of a well conceived rehabilitation of a historic building. Below, Joshua Chapel AME Church designed by William Sydney Pittman.



The City of Waxahachie has an impressive collection of unique historic and architectural resources. Their distinct character-defining features evoke great civic pride in the entire community. The City and its residents have taken proactive steps over the years to protect these distinctive resources for future generations. As Waxahachie is experiencing tremendous growth and change, public officials and residents must continue to make informed decisions about the fate of these irreplaceable resources which distinguish the City as a unique and valuable place in the state of Texas. Growth and preservation are not mutually exclusive; they can be managed in a way that is thoughtful and respectful to one another while being compatible with, and sensitive to, the City's historic fabric.

Ongoing improvements have been made to the City of Waxahachie's heritage preservation program in recent years. The Heritage Preservation Commission (HPC) approved tax incentives for local historic resources and historic overlay districts,

and adopted guidelines for proper commercial and residential restoration. Under the leadership of Historic Waxahachie Inc. (HWI), in collaboration with the City of Waxahachie's Certified Local Government (CLG) program, a citywide survey plan and four historic resource surveys have been completed. The surveys have identified and assessed thousands of historic resources, many of which are eligible for National Register of Historic Places (NRHP) designation. The most recent 2019 historic resources survey has been integrated into the City of Waxahachie's GIS All In One Map. These actions assist in current decision making and proactive planning for future development and promote a greater understanding of the potential impacts to historic resources from permits for construction, demolition, and/or moving requests.

The City of Waxahachie currently has 49 individually listed NRHP properties and 5 National Register Historic districts. The 2019 Historic Resources survey recommends designating an additional 91



A collection of Historic Homes In Waxahachie. The 2019 Historic Resources Survey identified properties in the city which are eligible for NRHP designation.

individual properties as NRHP and 6 new additional National Register Historic districts. This NRHP recommendation is a significant distinction for a city the size of Waxahachie. It quantifies the value of our historic resources. The National Park Service's National Register of Historic Places was authorized by the National Historic Preservation Act of 1966 and is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic resources. In addition, federal and state programs encourage the preservation of historic structures by allowing favorable tax treatment for rehabilitation of such properties.

The City of Waxahachie should consider developing a comprehensive citywide Historic Preservation Plan, including the creation of a dedicated Historic Preservation Officer (HPO) who meets the Secretary of the Interior's Professional Qualification Standards. The Historic Preservation Plan would help to ensure that recommendations from the

2019 Historic Resources survey are followed, and that building codes and amendments are created that provide specific protections for historic properties. The HPO would be closely integrated into all planning and building departments to ensure historic preservation remains an essential part of City planning and development. The creation of a Historic Resources Plan and HPO will support the recommendations of recent Historic Resources Surveys, the continued advocacy and educational activities from volunteer groups like HWI and HPC, input from concerned residents, and strong, informed leadership from City officials as we all work together to protect the City's rich and important historic resources. Ongoing improvements in historic preservation practices must remain a top priority for all residents and local decision makers as Waxahachie continues its journey to becoming a vibrant, resilient and sustainable city.

EXISTING HISTORIC DISTRICTS



Preserving and Improving Existing Districts

Waxahachie already has a relatively extensive network of Historic Districts. In two districts, the Ellis County Courthouse District and the Oldham Avenue District, overlays have been created to ensure that new development in these areas is consistent with the vision for these places. Creating a similar overlay that focuses directly on the character of the other districts should be a high priority for the City and the Heritage Preservation Commission.

West End

The West End Historic District provides an excellent cross-section of the many domestic architectural styles and plan types that were popular in Waxahachie during the town's most prosperous period. Some of the City's finest Queen Anne and Neoclassical Revival dwellings can be found in the district alongside outstanding examples of vernacular and popular architectural house forms such as Folk Victorian and Craftsman, which were common throughout North Central Texas during the late 19th and early 20th centuries. Some of the oldest and most elegant homes are found in this district. The Garden City movement of the late 19th century helped to guide the development to include a focus on access to green spaces.

North Rogers

The North Rogers Street Historic District contains an extremely high concentration of late nineteenth and early twentieth-century vernacular dwellings. Located just north of the town's central business district, the district has remained remarkably intact. Recent renovation efforts are seen in many buildings in the area and the low number of modern structures enhance the district's historic integrity and significance. The majority of structures date to the late 1880s and 1900s and are L or modified L-plan domestic buildings with a number of T-plan house types in the district. Fine examples of bungalow architecture and Prairie School architecture are also found in the district.

Oldham Avenue

The Oldham Avenue Historic District presents outstanding examples of locally popular, late 19th and early 20th century domestic architectural styles. The houses generally stand on large irregularly sized lots. The dwellings are of frame construction and remain virtually unaltered. With strong vertical composition and ornate detailing, the Queen Anne residences visually dominate the neighborhood. Other more modest vernacular house types are also evident. There are premier examples of bungalow architecture which represents a link to Waxahachie's growth during the early 20th century. The houses have generally maintained their architectural integrity, and restoration efforts in recent years have revitalized the neighborhood. This District is also the first residential Historic Overlay District in the City.

Ellis County Courthouse Wyatt Street

In April 1975, the Ellis County Courthouse Historic District, which comprises an area of roughly 25 square blocks in the center of downtown Waxahachie, was listed on the National Register of Historic Places. Located within this area are some 50 architecturally or historically significant buildings and engineering structures including Romanesque Commercial, Victorian Commercial, High Victorian Italianate, Neo-Classical Revival and Early Twentieth Century Commercial. Dating from the late 19th through the early twentieth century, these structures reflect the history of Waxahachie during its prominence as a major cotton producing region in the Southwest. Primarily commercial in character, the district centers on the spectacular Ellis County Courthouse in the public square.

This eight house streetscape is unique in Waxahachie. The development was completed by 1925. The houses are almost identical in their box construction. There are small rear additions made in the 1940s when city code require indoor toilets. The shotgun house was a long established vernacular house type in the African American culture. Following the Civil War, the shotgun house spread to densely populate urban areas throughout the South where it proved to be an affordable rental housing type for laborers. In 1986, the Wyatt Street Shotgun House Historic District was listed on the National Register of Historic places as an important link to an often overlooked segment of Waxahachie's past. Since 1986, many modern alterations have been made to these homes, but these importance of the district remains.

NEIGHBORHOOD HIERARCHY

Waxahachie's aim is to be a neighborhood-centric community. From a planning perspective, this means shifting thinking from what all residents need at the citywide scale to what is needed by people in different parts of the city at a more local scale, and then mixing different types of neighborhoods together across the city to offer a variety. The neighborhood should become the central planning unit—and the city's goal needs to be making every neighborhood a complete neighborhood.

Waxahachie's neighborhood planning needs can be categorized into three different tiers:



1 Neighborhood Scale

The local (Neighborhood) Scale is where most residents' daily needs are met, and where they spend most of their time. For most neighborhoods, this means amenities and destinations are easily reached on foot. At this scale, traffic patterns should favor pedestrians and bicyclists, and access to transit should be available. Housing is mixed, and in less rural neighborhoods, uses are mixed more freely. Neighborhoods themselves differ from one to the next, so plans should be created with substantial input from current residents regarding their needs in that area.

2 Development Zone

The Development Zone is the next tier—a halfway point between the local scale and the citywide scale. At the Development Zone level, the City provides services that are not offered at the neighborhood scale—fire stations, community parks, middle schools, and libraries. Additionally, development zones should provide neighborhood scale commercial to serve the nearby neighborhoods, filling in the commercial gaps that those neighborhoods may have (such as supermarkets).

3 Citywide Scale

At the Citywide Scale are those services and amenities that serve the whole population of Waxahachie, and sometimes the broader region. These include places such as City Hall, the post office, regional retail/office/commercial centers, large regional parks and conservation areas, athletic complexes, high schools, and regionally-connected trails.

EQUITY AND ACCESS

Using these hierarchical levels, we can determine goals for services and amenities that should be accessible to every resident of Waxahachie from their home. The Neighborhood Scale is roughly anything within a 5 minute walk. The Development Zone is within a 15 minute walk. And the Citywide Scale amenities should be reachable within a short drive.

The lists below are illustrative of the types of needs that should be met within each level of hierarchy. The lists are not meant to be exhaustive.

NEIGHBORHOOD SCALE	5 Minute Walk <ul style="list-style-type: none"> Diverse Housing Retail – Fresh Food Retail – Restaurant Services – Laundry Amenities – Public Space, Park or Plaza
DEVELOPMENT ZONE	15 Minute Ride <ul style="list-style-type: none"> Retail – Grocery Store Retail – General Merchandise Services – Pharmacy Services – Public Schools Amenities – Larger Parks
CITYWIDE SCALE	Short Drive <ul style="list-style-type: none"> Major Cultural Institutions Medical Providers Higher Education Major Employers Amenities – Regional Park

NEIGHBORHOOD BUILDINGS

Building a diverse mix of housing options at different price points is key to keeping housing in a community affordable, and attracting and retaining people in different stages of life and different levels of means. Likewise, offering a mix of commercial buildings at various scales and in different contexts provides business owners and customers with options.

Detached Single-Family

RESIDENTIAL



The most common housing style which can be found in a wide range of development types. These vary from small modular, prefabricated homes on compact lots to large estate-style houses on large lots. Especially in Waxahachie's core, multiple single-family homes on one lot can be a good way to add housing capacity without the need for major new infrastructure outlays.

Accessory Units

RESIDENTIAL

COMMERCIAL

Accessory Units are most commonly found with detached single family homes, as those homes often have a large amount of unused land on the lot. Accessory units are also possible with other building typologies, or anywhere that there is spare land on which a small building could be placed. In residential areas, these are also often referred to as Accessory Dwelling Units, or ADUs.



Townhouse

RESIDENTIAL



Typically consisting of two to eight small- to medium-sized single-family structures attached side by side. Each unit has street frontage. However, these may also be detached structures. Waxahachie is lucky to have new high quality townhomes being built downtown. This should be encouraged and expanded.

NEIGHBORHOOD BUILDINGS, CONTINUED

Duplex

RESIDENTIAL



A small- to medium-sized structure consisting of two dwelling units. The units may be side-by-side or stacked on top of one another. When these types of buildings are thoughtfully designed, they fit seamlessly into predominately residential neighborhoods. With a single entry point, duplexes often look exactly like nearby single-family homes.

Triplex/Quadplex

RESIDENTIAL



A small- to medium-sized structure consisting of three or four dwelling units. It is most common to see these units span multiple floors. When these types of buildings are thoughtfully designed, they fit comfortably into predominately residential neighborhoods. It is common for quadplexes to have a large porch and a single entry door that opens onto a hallway with access to the first floor units and a set of stairs to the second floor units. In this configuration, the exterior of the building is largely indistinguishable from a large single-family home.

Small Multiplex

RESIDENTIAL



A medium-sized structure that includes five to 10 units that may either have their own individual entrance or may share an entrance along the front of the building. The units may be side by side or stacked on top of each other.

Cottage Court

RESIDENTIAL



A collection of homes generally fronting onto a green space. This space serves as a community gathering spot that is most often used by the residents of the homes that line it. It is also possible for cottage courts to serve as boundary developments to larger public spaces like parks, and thus the dividing line between the courtyard for the cottages and the park itself can be blurry. When thinking about building neighborhoods that serve the widest range of residents, cottage courts can be a great way to add very small housing units that meet a lower price point while still being a complement to an otherwise very high price point place.

NEIGHBORHOOD BUILDINGS, CONTINUED

Courtyard Apartments

RESIDENTIAL



One medium- to large-sized structure with multiple units that are accessed from a courtyard or a series of courtyards. The units may be side-by-side or stacked on top of each other. Units may each have their own entrance or share an entrance with several units.

Live/Work

MIXED USE



A small- to medium-sized structure that includes a dwelling unit above or behind a non-residential unit. These structures may be attached or detached. The non-residential use has the flexibility of being used for a variety of commercial uses that are compatible with the residential use. Both units are owned by the same entity and occupied by the same tenant or property owner.

Middle Intensity

MIXED USE



A mixed use building where a small number of units, either office or residential, are on a floor above a commercial use (generally retail). Office over retail is common in downtowns and Main Streets where there is not a large demand for residential presently. For these spaces to adapt and change over time to suit the needs of the community, it is important that the uses allowed inside these buildings be as broad as possible. Generally these buildings will not be more than three stories, and often not more than two.



NEIGHBORHOOD BUILDINGS, CONTINUED

High Intensity

MIXED USE



A mixed use building where a large number of units, either office or residential, are on floors above a commercial use (generally retail). Office over retail is common in downtowns and Main Streets where there is not a large demand for residential presently. In modern mixed use developments, these are generally retail on the ground floor with apartments above. This allows an immediate and nearby group of patrons for the commercial uses downstairs. Waxahachie has the capacity for both office over retail or residential over retail in currently vacant upper floors of buildings on the square.

Small Scale

COMMERCIAL



Blending in with residential uses, light commercial uses serving the residents include coffee shops and professional offices as well as food trucks, carts, and open air market retail. These uses do not require a large amount of parking, and the structures are small in size and can resemble the surrounding buildings.

Neighborhood Scale

COMMERCIAL

MIXED USE



Light- to medium-intensity commercial uses are located within and around neighborhoods to serve the surrounding communities by being easily accessible by foot or car. These uses consist of those that are essential to the community such as restaurants, general retail stores, medical offices, and fuel stations, and sometimes small residential units.

Regional Scale

COMMERCIAL

MIXED USE



Serving the larger region, includes a more expansive mix of uses. These include commercial centers with grocers, restaurants, and retail, large office campuses, and higher density residential. Although these are auto-oriented and draw in a larger customer pool from across the region, they serve the surrounding neighborhoods as well. It is important to understand that an otherwise auto-oriented building can be part of a broader mixed-use development. There is some overlap between this category and the high-intensity mixed use building type, in that residential can be introduced to otherwise commercial-only places.

Industrial

COMMERCIAL

MIXED USE



Industrial consists of primarily intense commercial or industrial uses that may not be compatible with lower intensity and residential uses. These uses include technology industries, light to heavy manufacturing, and outdoor operations and storage. It is important that the ability to mix uses inside an industrial building is maintained or that accessory residential buildings are allowed in these developments. Smaller makers often find it particularly advantageous for there to be some housing capacity to accompany the larger industrial use.

PARK TYPES



Neighborhood Park

Local parks that may serve a singular neighborhood or several smaller neighborhoods.

SIZE	3-10 Acres
------	------------

SERVICE AREA	1/2 Mile
--------------	----------

RECOMMENDED AMENITIES
<ul style="list-style-type: none">• Play equipment• Picnic area & pavilion(s)• Sports fields• Sports courts• Flexible open space• Trees• Multi-purpose / nature trails• On-street parking



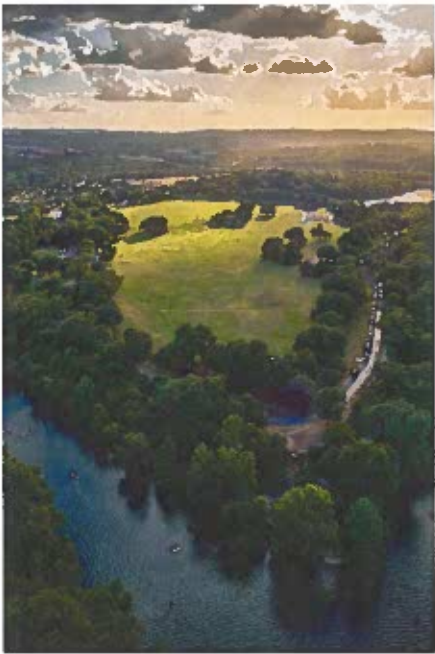
Community Park

Large parks that serve a group of neighborhoods or a portion of the city. Community parks feature a wide variety of recreational facilities and opportunities.

SIZE	10-50 Acres
------	-------------

SERVICE AREA	1-2 Miles
--------------	-----------

RECOMMENDED AMENITIES
<ul style="list-style-type: none">• Play equipment• Picnic area & pavilion(s)• Sports fields• Sports courts• Flexible open space• Restrooms• Lighting• Multi-purpose / nature trails• Recreation center• Amphitheater



Regional Park

Large, region-wide destinations with unique offerings that draw in both locals and visitors from outside communities.

SIZE	50+ Acres
------	-----------

SERVICE AREA	5-10 Miles
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RECOMMENDED AMENITIES
<ul style="list-style-type: none">• Large nature park with unique natural characteristics• Destination athletics complex



Linear Park & Open Space

Hike and bike routes that generally follow a utility or stream corridor, ravine, or other elongated natural area.

SIZE

Varies

SERVICE AREA

1/2 Mile

RECOMMENDED AMENITIES

- Multi-purpose / nature trails
- Trailhead & wayfinding signage
- Trail lighting
- Benches
- Trees
- Shade structures
- Natural areas



Pocket Park

Centrally located within a neighborhood, these small parks capitalize on walkability and serve as informal gathering nodes for residents.

SIZE

0.5-2 Acres

SERVICE AREA

1/4 Mile

RECOMMENDED AMENITIES

- Enhanced landscaping
- Benches
- Play equipment
- Open lawn
- Trees
- Shade structure



Special Purpose Park

Accommodates specialized activities or amenities.

SIZE

Varies

SERVICE AREA

Varies

RECOMMENDED AMENITIES

- Athletic complexes
- Golf courses
- Nature centers & preserves
- Aquatics centers
- Dog parks
- Skate parks

NEIGHBORHOOD DESIGN

For Waxahachie's existing neighborhoods to grow and improve over time, and for new neighborhoods to feel welcoming and complete, a number of best practices should be applied across the city for new and existing development.

The Place Types introduced in the Land Use and Growth Management chapter cover how land is distributed between different scales of natural, residential, and commercial uses. Neighborhoods will generally reflect the use mix and context associated with the place type they are located within, but will also have their own unique mix of building, infrastructure, and public space elements that further support the character and lifestyle expected by those who choose to live there. The following base design guidelines should be utilized as a starting point when planning new development in each of the three primary neighborhood types (rural, transitional, and complete).

An important part of any cohesive neighborhood is a shared or unified sense of context. This means that the borders of a neighborhood, while

not delineated visually by a line on the street, are apparent through the character of place. It should be noted that Downtown is a unique neighborhood in Waxahachie that wouldn't necessarily comply with the following neighborhood types. Guidelines for downtown begin on page 132.

A number of elements can make up this context;

Scale, which is made up of size and shape of buildings, and how they interact with the public space (usually streets).

Architecture, which describes the style and character of buildings themselves.

Pedestrian access levels, or the ability for a pedestrian to comfortably move through a place.

Connection to the existing fabric, wherein new development respects the character and historical significance of the area it inhabits.

Auto-Pedestrian Continuum



The principal factor that changes between these neighborhoods is where they lay along an auto-oriented to pedestrian-oriented continuum. Rural being the most auto-oriented and Complete being pedestrian-oriented.

RURAL NEIGHBORHOODS



Amenities and non-residential uses in rural areas are limited and require driving to get to. Those living in rural areas can expect to have fewer neighbors, more open space, and less traffic.

BLOCK CHARACTER

Variable block configuration generally represented by longer blocks and some dead-end streets

Limited pedestrian infrastructure and connectivity

LOT CHARACTER

Larger homestead style lots

Private drive access to each property off the main public street or county road

PARKING ACCOMMODATION

Private drives and parking on private property

STREET CHARACTER

Rural roads with limited access and connectivity

Bar ditches and trees in their natural locations

PARKS & OPEN SPACE

Limited, if any public parks

Natural open spaces such as floodplain and conservation land

Large private lots in lieu of public parks

ARCHITECTURAL DIVERSITY

Variety of architectural styles suited to rural environment and character

CIVIC SPACE

Passive recreation in floodplain and conservation areas

SECONDARY USE

Home-Based Businesses

TRANSITIONAL NEIGHBORHOODS



Transitional Neighborhoods are most commonly found in the Residential Neighborhood placetype and are intended to have a mix of residential options with pockets of neighborhood scale commercial located within walking distance. Because of the focus on residential, some commercial uses will be consolidated into larger neighborhood and regional commercial nodes that are accessible via a short drive. Streets and public space in these

neighborhoods should prioritize pedestrians and walkability with a few collector style corridors that balance slow speed vehicular access and shared use trail connections to the larger citywide network.

BLOCK CHARACTER

Generally, 600'-800' block lengths.

Provide connectivity between blocks and developments.

Some flexibility in street connectivity around environmental constraints, but pedestrian connectivity is essential.

Cul-de-sacs are rarely used and where they must exist pedestrian access is provided.

LOT CHARACTER

A variety of lot sizes should be used in proximity within a neighborhood.

Utilize larger lots at logical points like end cap, T intersection, corner, and entry point lots.

Utilize alley lots on busier or prominent streets to limit driveways that interrupt continuous sidewalks.

PARKING ACCOMMODATION

On street

Driveways

Garages:

- Rear-Entry
- J-Swing
- Pull-Through

Front-Entry
(only on lots over 50')

Non-residential uses requiring parking should have neighborhood-scaled and screened lots.

STREET CHARACTER

Primarily slow, narrow streets with parking on one or both sides.

Street trees are encouraged and sidewalks on both sides are required.

Encourage connectivity to major collector streets. More connection points means less traffic per street.

PARKS & OPEN SPACE

Green space within ¼ mile of all homes.

Connect all parks and open space through sidewalks and trails.

Integrate detention areas as meaningful parts of open space network, or should be created as scenic focal points.

ARCHITECTURAL DIVERSITY

Variety of Architectural Styles:

- 50-100 homes - 3 distinct styles
- 100-300 homes - 4 distinct styles
- 300+ homes - 5 distinct styles

Utilize common design themes across architectural styles.

Styles should encourage porches, stoops, and balconies - to add visual interest.

Encourage alternative exterior materials that are more durable and sustainable long term, such as cement fiber board in lieu of wood for craftsman and farmhouse styles.

Add details such as pocket parks, or outdoor dining at terminated vistas to add interest to neighborhood design. These points where people must pause before continuing are opportunities for small investments that greatly enhance the overall beauty of a place.

CIVIC SPACE

Schools and houses of worship should feel integrated into the overall neighborhood.

Include pedestrian connectivity to the site.

Ensure parking lots are not predominate in site design, as much as possible hide parking behind buildings and bring buildings closer to the street.

SECONDARY USE

Commercial nodes should primarily serve adjacent residential areas and be integrated into the overall neighborhood.

Site design to serve pedestrians and cyclists first and automotive access second.

COMPLETE NEIGHBORHOODS



Complete Neighborhoods are most commonly found in the Mixed-Use Neighborhood placetype and are most complete in terms of use mix, access, and activity. Those living in these neighborhoods should expect constant change where the scale and use of properties is incrementally evolving to meet the residential and commercial needs of those living and working there. Residential and commercial uses can be mixed on the same block

or grouped into small nodes that make the majority of needs convenient and accessible by biking or walking. Streets and public spaces are designed to prioritize pedestrians, walkability, and human interaction. Where higher levels of vehicular access are required, streets are designed to be slow-speed and accommodate on-street parking.

BLOCK CHARACTER

Generally, 400'-600' block lengths

Provide connectivity between blocks and between developments.

Some flexibility in street connectivity around environmental constraints, but pedestrian connectivity is imperative.

Cul-de-sacs are not permitted.

LOT CHARACTER

A variety of lot sizes should be used in proximity within a neighborhood.

Utilize larger lots at logical points like end cap, T intersection, corner, and entry point lots.

Utilize alley lots on busier or prominent streets to limit driveways and increase yard space.

Incorporate at least 2-4 lot sizes per block.

PARKING ACCOMMODATION

On street

Driveways

Garages:

- Rear-Entry
- J-Swing
- Pull-Through

Front-Entry
(only on lots over 50')

Non-residential uses requiring parking should have neighborhood-scaled and screened lots.

STREET CHARACTER

Primarily slow, narrow streets with parking on both sides.

Street trees and sidewalks on both sides are required.

Encourage high levels of connectivity to collectors.

PARKS & OPEN SPACE

Green space within ¼ mile of all homes.

Connect all parks and open space through sidewalks and trails.

Integrate detention areas as meaningful parts of open space network, or should be created as scenic focal points.

ARCHITECTURAL DIVERSITY

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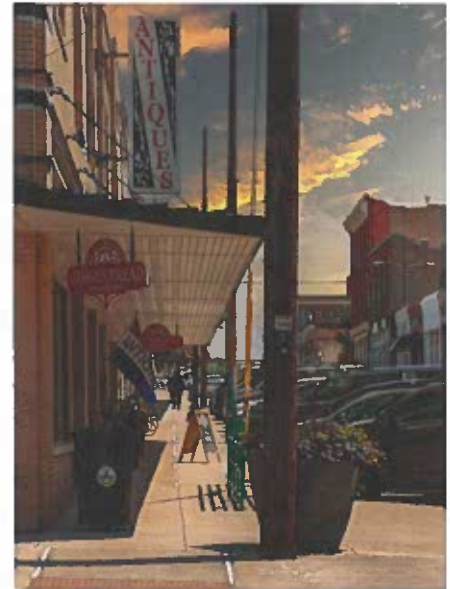
SECONDARY USE

Commercial nodes should serve adjacent residential areas and destination users.

Sites should be integrated into the overall neighborhood.

Site design to serve pedestrians and cyclists first and automotive access second.

DOWNTOWN



Downtown Waxahachie is a historic and unique neighborhood that serves as the cultural and civic center of the city. Anchored by the historic Ellis County Courthouse, Downtown's public realm is characterized by its compact, walkable street grid, active storefronts, and wide range of architecturally significant buildings that frame the street. Downtown provides a variety of commercial, office, and residential uses, while serving as the backdrop for several prominent festivals and events that attract residents and visitors alike. While Downtown epitomizes the character and authenticity of Waxahachie's past, it is also an important asset for future development. Planning efforts for this neighborhood requires the right balance of preserving the past while facilitating growth.

Downtown's existing boundary is based off the Downtown Historic Overlay District. The purpose of this district is to help protect and preserve the places and areas of architectural and cultural

importance by designating historic resources and establishing design guidelines. The Historic Overlay District closely resembles the Ellis County Courthouse Historic District listed on the National Register.

The Historic boundaries may remain constant, but the overall Downtown boundary should be expanded so that there can be greater influence on the appropriate development patterns as growth continues both within and around the existing Downtown Waxahachie. A larger boundary is able to encompass potential catalyst sites that are in close proximity but are not technically considered part of the Downtown. These tracts of land may have important impacts from a variety of standpoints including land use, economic development, and connectivity. As areas develop over time, the existing street grid and pedestrian connections should either be extended or reestablished to encourage walkability.

CHARACTER DISTRICTS

Character Districts provide a broad framework for what type of development should occur within a set planning area. Character Districts identify both the existing conditions and boundaries and the aspirational qualities of how a place may look or feel in the future. District characteristics may include land use, building density, transportation connectivity, and access to greenspace. Good design principles allow districts to be both distinct from one another, yet complimentary when viewed collectively. Official district designations should reflect factors such as planning analysis, public engagement, and a market study.

LEGEND
 Proposed District Boundary
 Downtown Core
 Historic Street District
 Downtown Living District
 Urban West End District
 Hub District
 Park Space
 Open Space
 Primary Gateway
 Trailhead
 Corridor
 Existing Regional Trail
 Vehicular Trail

POINTS OF INTEREST
 Old County Courthouse
 Winnebago City Hall
 Old County Courts & Administration
 Nicholas P. Sims Library
 Bayview Park
 Wings A. Hedder Dog Park
 Winnebago Downtown Farmers Market
 Winnebago Public Square
 A&E Theatre Park
 George Brown Plaza
 Rogers Spring Branch Walkway & Park
 Downtown Memorial Plaza





CHARACTER DISTRICTS, CONTINUED

Downtown Waxahachie is a diverse neighborhood that can be further classified into separate character districts. The proposed districts include:

- Main Street District
- Urban West End District
- Downtown Living District
- Maker District

While each district has its own particular focus, no district is considered more important than another in terms of attracting investment. For

example, attention should not solely be placed on one district before moving to another district. Instead, the priority should be placed on pursuing infill development opportunities where the market expresses interest and where they are most logical. This growth pattern should be organic and may occur incrementally across multiple districts at the same time. Furthermore, the name of each Character District are not intended to prescribe or restrict particular uses, as downtowns are a place for mixing of uses, but rather just indicate a focus or a predominate use.

Main Street District	PURPOSE To enhance and preserve our most recognizable asset	PURPOSE To serve as the neighborhood core of Downtown Waxahachie
	USE AND FORM <ul style="list-style-type: none"> • 1-3 story retail / office with zero setback • Architecturally significant building facades • Pedestrian focused streetscape with wide sidewalks, street trees, and safe crossings • Enhanced public realm with active storefronts, patios, and signage, art, parallel or pull in on-street parking • Live-work residential, townhomes • Pocket parks (5 min walking radius) 	USE AND FORM <ul style="list-style-type: none"> • Gradually steps down from the scale of Downtown Waxahachie to be more compatible with the adjacent residential neighborhoods • Neighborhood scale-retail (shops and services that meet the needs of nearby residents) • Intended to be walkable • Avoids front parking lots • Provides bike racks • Appropriately scaled multi-family, Missing Middle Housing, single-family
Urban West End District	PURPOSE To transition from Downtown to the West End Historical District	PURPOSE To reimagine the industrial areas of Downtown Waxahachie
	USE AND FORM <ul style="list-style-type: none"> • Softens the transition from Downtown to the West End Historical District • More residential than Downtown Living, but higher intensity than the West End Historical District • Live-work residential, and Missing Middle Housing focus, Neighborhood-scale retail (shops and services that meet the needs of nearby residents) • Intended to be walkable • Few if any parking lots • Provides bike racks • Small parks and greenspace 	USE AND FORM <ul style="list-style-type: none"> • Adaptive reuse of industrial structures • Creative maker-space / arts • Recreation Opportunities: • Waxahachie Creek Hike & Bike Trail • Dog Park • Entertainment • Restaurants / Breweries • Farmer's Market
Downtown Living District		
Maker District		

DOWNTOWN NEIGHBORHOOD CHARACTERISTICS

Downtown, like other neighborhoods in the city, can be placed along the Auto-Pedestrian Continuum. Downtown development occurs on a density/intensity spectrum. For example, denser building forms should take place most closely to the central core of Downtown Waxahachie. Careful attention should be made so that each transitional zone of the Downtown should step down to the next, ultimately blending into the neighborhoods that are on the other side of the boundary. This will ensure that the Downtown urban form is compatible between districts and respectful to adjacent neighborhoods.

LOT CHARACTER

Orient pedestrian entrances to the primary street with automotive and service entrances on the alley or secondary street

Utilize alley access to limit driveways

STREET CHARACTER

Primarily commercial streets with parking on both sides.

Street trees and sidewalks on both sides are required.

Encourage high levels of connectivity

PARKS & OPEN SPACE

Connect all parks and open space through sidewalks and trails

Provide key trailheads and wayfinding to larger trail network

CIVIC SPACE

Government buildings, schools and houses of worship should be key architectural features of the neighborhood

Buildings should predominate with parking behind (surface parking is discouraged)

PARKING ACCOMMODATION

On street

Shared use parking garages

Parking Lots screened by building or landscaping (surface parking is discouraged)

ARCHITECTURAL DIVERSITY

Pedestrian Scaled Buildings

Historic Districts

- West End Historic District
- North Rogers Street Historic District
- Oldham Avenue Historic District (Overlay)
- Wyatt Street Shotgun House Historic District
- Ellis County Courthouse Historic District (Overlay)

BLOCK CHARACTER

Generally, 200'-400' block lengths

Provide connectivity between blocks and between developments

Some flexibility in street connectivity around environmental constraints, but provide pedestrian connectivity

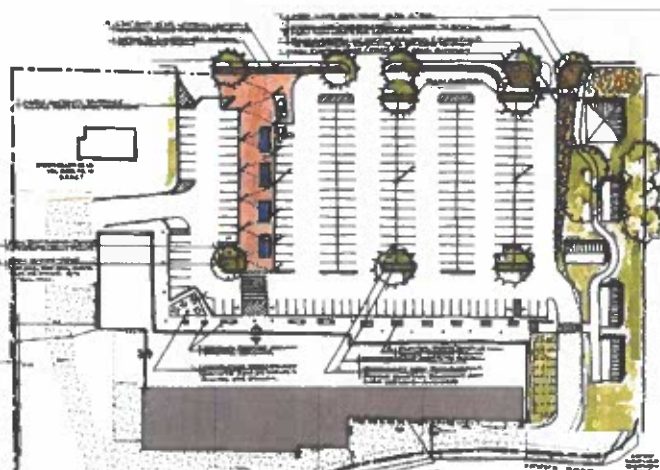
Cul-de-sacs are not permitted

INCREMENTAL IMPROVEMENT

There has been a resurgence in the smaller development community in recent years. "Small developers" tend to be local residents who have an interest in adding housing in their neighborhood, owning property, or starting a business. Unlike large developers that acquire big tracts of land and build out multiple lots at once, small developers focus on constructing unique, context-sensitive development on single lots that can activate and revitalize downtowns and aging neighborhoods. Organizations such as the Incremental Development Alliance and Small Developers Group on Facebook have been formed to connect and share resources with this rapidly growing group. The City of Waxahachie should encourage incremental development, especially for infill projects and redevelopment in downtown and surrounding neighborhoods.



Above: This new urbanist style neighborhood is being built in Midlothian incrementally over 20 years. A neighborhood commercial strip center has been built one building at a time, and a combination of single and multifamily residential and public space is being built in phases around it.



Above: This project in DeSoto is converting a vacant Ace Hardware building and parking lot into a neighborhood commercial node with the main building redone as a business incubator for office, retail, and restaurants, and the parking area filled in with a food trailer plaza, kiosks, open space, and micro apartments.



This project provided a new mixed-use building in the heart of downtown Duncanville. The building is designed to frame the street corner with parking behind the building, and includes a mix of office, art, restaurant, and residential spaces.

IMPLEMENTATION

General Recommendations

1 EMBRACE THE COMPREHENSIVE PLAN AS THE PRIMARY DOCUMENT TO INFORM GROWTH, DEVELOPMENT, AND INVESTMENT DECISIONS.

A well run city has a unified community vision and objectives that bring people and perspectives together and aligns resources in a manner that maximizes progress toward these shared goals. This document provides the framework that other plans, policies, and budgets should follow in order to strengthen Waxahachie's fiscal position and improve quality of life and affordability for current and future residents and businesses.

2 EXPAND THE NARRATIVE ABOUT WAXAHACHIE.

Waxahachie is an community that is becoming more diverse every year. A real opportunity to attract residents and businesses looking for a different pace and lifestyle than that of Dallas and surrounding suburbs exists. The City should develop a social media strategy to continuously highlight the community's values, assets, heritage, and unique differentiators.

3 CULTIVATE A MORE RESILIENT AND SELF-SUSTAINING LOCAL ECONOMY AND WORKFORCE.

Waxahachie is a resident-focused community that prioritizes the growth and success of its local businesses and employers. As important as it is to cultivate and invest in new businesses, it is equally as important to prioritize and facilitate the success of existing ones.

4 ALIGN DEVELOPMENT AND BUDGETING WITH THE COMMUNITY'S VALUES AND DESIRED OUTCOMES.

The residents of Waxahachie value resource stewardship and fiscally responsible growth that aligns with the community's values and priorities.

IMPLEMENTATION APPROACH

Incremental

Oftentimes, plans lose traction quickly because implementation recommendations prioritize too many large, complex projects that take many years to complete and require funding the City doesn't have. An alternative approach is to embrace an incremental, iterative approach that makes meaningful progress toward bigger goals immediately with the resources the community has available. The proposed implementation program was built around the Strong Towns "barbell strategy", where roughly 80 percent of projects are small, low risk projects that can be completed quickly with minimal resources and the other 20 percent toward larger high risk, high reward projects.



SOURCE: BETTER BLOCK FOUNDATION

Neighborhood Centric

The majority of this plan focuses on improving quality of life for residents at the neighborhood level. Studies show that when quality of life is improved, property values and city revenues increase, and the wealth, health, and social wellbeing of residents also improve. And nobody knows what is needed in a neighborhood more than the people who live, work, worship, and recreate there every day. As such, the second critical aspect of the proposed implementation strategy centers around working with a neighborhood "cultivator crew" (residents, local businesses, and other community and philanthropic partners) to create and execute a series of neighborhood enhancement plans. These plans are intended to be lean, living documents that organize and prioritize ideas from the people in the neighborhood into small projects that will make the neighborhood incrementally better. Some of the projects will require city support through staff and funding, while others should be projects that can be done independently by residents with partnerships with philanthropic organizations and local businesses.



- These images show examples of small-scale
- low-cost urban improvements that can be
- undertaken to gauge community interest
- and participation.

ACTION TYPES

There are several different types of implementation actions. Each action item proposed falls under one of the following categories.

Guidelines

Plans and design guidelines (such as technical standards) that are used to guide development of the functional and visual environment throughout the city or within certain “districts”.



Capital Investments

Infrastructure projects and other city investments that help preserve and enhance economic growth, property values and quality of life.



Regulations

Ordinances and adopted policies that are used to guide and enforce development patterns in the city, most notably the zoning and subdivision ordinances.



Tactical/Community

Low budget projects that can be executed by residents and other partners to address safety and quality of life issues and test out ideas while waiting for funds to become available for more permanent improvements.



Financial & Process Incentives

One of the ways a city can encourage development of the type, quality and form it wants in areas that align with principles and policies in this plan (and discourage the opposite) is to provide monetary incentives. Examples include reduced fees, tax rebates and loans or grants. Fast-tracked approvals and other expedited processes that save developers time (and money) are another method a city can use to support desired development.



Education and Communication

Programs and activities that inform, engage and connect residents, local businesses and agency partners, and help with promotion of the community to prospective residents, developers and employers.



Partnerships

Specific partnerships and collaborative efforts that are needed or that can help to achieve the desired vision for our community.



GENERAL RECOMMENDATIONS

City staff will schedule a workshop with the Planning and Zoning Commission and City Council to execute or act upon each recommendation in the table below. For some recommendations, the workshop is necessary to discuss funding or to disperse research essential for the elected officials to make an informed decision on some of the recommendations. The Planning Department will track the progress of the recommendations listed below.

Recommendation	Action	Type	Timeframe					Department/Entity	
			Always	6 Months	1 Year	2 Year	5 Years	Lead	Support
G-1 Embrace the Comprehensive Plan as the primary document to inform growth, development, and investment decisions.	1 Conduct an implementation kickoff summit to inform elected officials, staff, and community members about the Plan's guiding principles, goals, and immediate implementation priorities.	Education & Communication		X				Planning Dept.	N/A
	2 Consider connecting agenda items at Planning and Zoning Commission and City Council meetings to the applicable guiding principles and implementation priorities.	Guidelines	X					Planning Dept.	N/A
	3 Initiate a 2-year action plan to update the Planning and Zoning Commission and City Council on the Comprehensive Plan recommendations and actions.	Guidelines		X				Planning Dept.	N/A
	4 Evaluate and update the Future Land Use Plan, Thoroughfare Plan, Growth Sectors, and other Comprehensive Plan elements to reflect current conditions every five years.	Regulations					X	Planning Dept.	N/A
	5 Evaluate and update the vision statement and guiding principles every ten years.	Guidelines					X	Planning Dept.	N/A
G-2 Expand the narrative about Waxahachie.	1 Promote local success stories and people that reflect the community's unique values, assets, and desired future.	Education & Communication			X			Communications and Marketing Dept.	Planning Dept.
	2 Utilize social media to highlight elected officials, staff and general day to day operations of the City to educate and inform residents.	Education & Communication			X			Communications and Marketing Dept.	Planning Dept.
G-3 Cultivate a more resilient and self-sustaining local economy and workforce	1 Update the 2012 Economic Development Strategic Plan.	Regulations				X		Economic Development	N/A
	2 Leverage Waxahachie's history and assets (airport, business park, industrial corridor, etc) to grow businesses in healthcare, industrial, and manufacturing categories.	Partnerships				X		Planning Dept.	Economic Development
	3 Support the City's network of local developers and builders who want to build small scale development in keeping with the Comprehensive Plan. A local network of "community investors" is a key component of growing a self-sustaining local economy and workforce and cultivating local wealth in the community.	Partnerships	X					All departments	N/A
G-4 Align development and budgeting with the community's values and desired outcomes	1 Consider including the comprehensive plan vision, values and guiding principles in the annual budget report.	Guidelines			X			Finance	N/A

LAND USE & GROWTH MANAGEMENT RECOMMENDATIONS

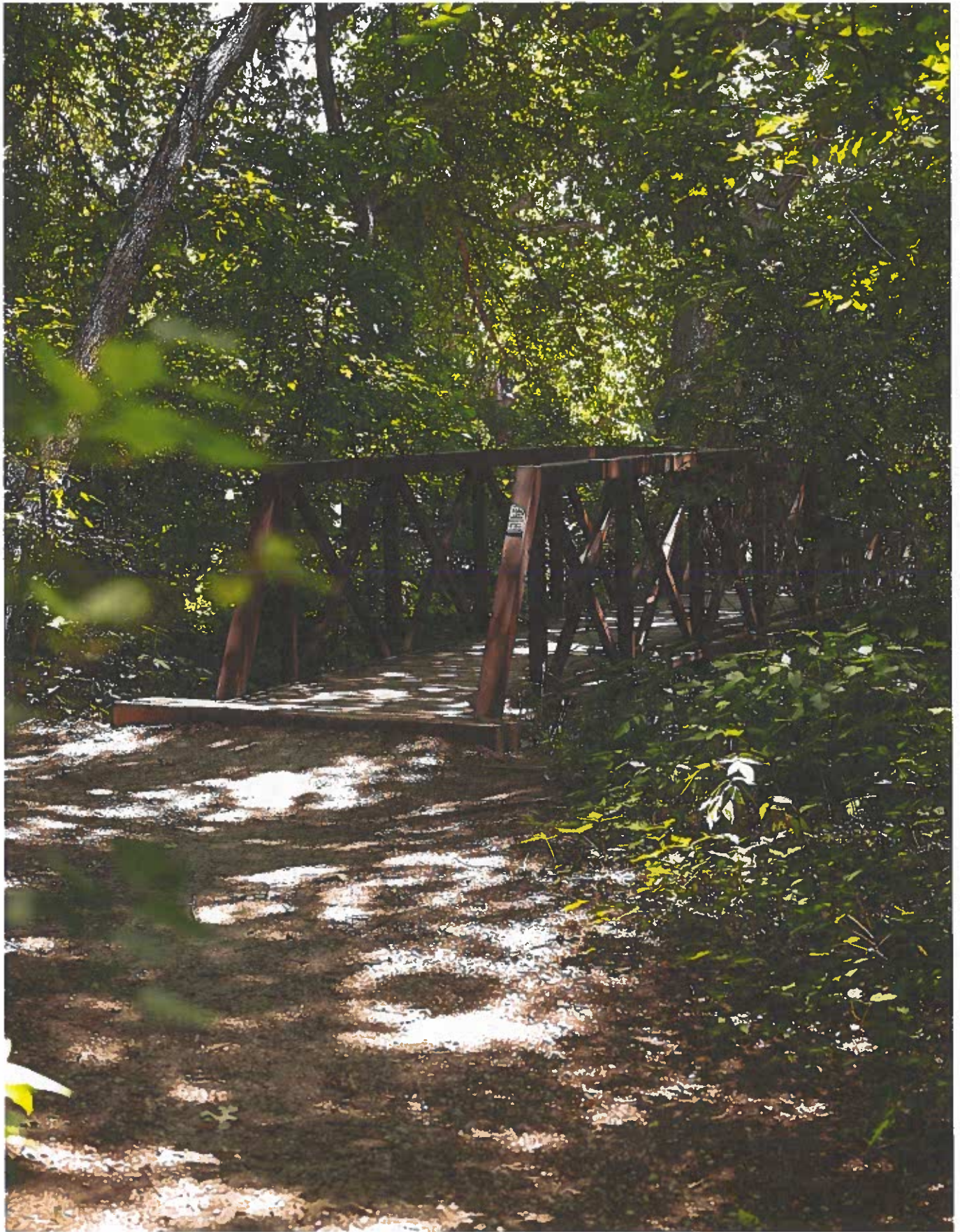
Recommendation	Action	Type	Timeframe					Department/Entity	
			Always	6 Months	1 Year	3 Year	5 Years	Lead	Support
LU-1 Build complete neighborhoods, not just residential subdivisions.	1 Consider developing a "Complete Neighborhood Checklist" that lists the components that need to be present in the different types of neighborhoods to make them complete.	Guidelines			X			Planning Dept.	P&Z Commission and City Council
	2 Consider updating the zoning ordinance and other development standards to incorporate complete neighborhood concepts.	Regulations				X		Planning Dept.	P&Z Commission and City Council
	3 Encourage the distribution of retail and commercial destinations across the City to reduce some of the demand on the 77 Corridor.	Guidelines	X					Planning Dept.	N/A
	4 Encourage neighborhood-scale commercial uses within existing neighborhoods to increase commercial and retail services throughout the City. Ensure neighborhood commercial is context sensitive.	Guidelines	X					Planning Dept.	N/A
	5 Consider meeting annually with WSD representatives in a public setting to discuss how to better coordinate City and school district plans, policies, and improvements.	Partnerships			X			Planning Dept.	N/A
LU-2 Implement new policies to manage and direct growth.	1 Promote development patterns that maximize the use of existing infrastructure and land before expanding infrastructure to underdeveloped areas.	Guidelines	X					Public Works and Engineering Dept.	Planning Dept.
	2 Consider evaluating future investments to ensure the City has the necessary resources for long-term maintenance and replacement.	Guidelines	X					All departments	P&Z Commission and City Council
	3 Consider reducing parking requirements for neighborhood-scale commercial establishments where too much parking can disrupt the neighborhood context and quality.	Regulations			X			Planning Dept.	Public Works and Engineering Dept.
LU-3 Expand the city's park, open space, and trail system.	1 Consider updating the City's Parks and Trail Master Plan to identify future park locations citywide.	Regulations				X		Parks & Recreation Dept.	Planning Dept.
	2 Encourage parks within a 1/2 mile of all residences.	Guidelines	X					Planning Dept.	N/A
	3 Encourage regional detention areas as scenic focal points to serve both functional and placemaking interests.	Guidelines	X					Planning Dept.	Public Works and Engineering Dept.
LU-4 Calibrate development standards to allow the type of development envisioned within each Place Type.	1 Ensure new development incorporates the characteristics defined for each place type in the comprehensive plan (e.g. minimum block lengths, housing types, etc.).	Guidelines	X					Planning Dept.	N/A
	2 Consider reviewing the infill ordinance to ensure context sensitive design. New homes should be designed and scaled appropriately to surrounding homes.	Regulations			X			Planning Dept.	N/A

MOBILITY RECOMMENDATIONS

Recommendation	Action	Type	Timeframe					Department/Entity	
			Always	6 Months	1 Year	3 Year	5 Years	Lead	Support
M-1 Coordinate land use and mobility strategies to create commercial nodes in each quadrant of the City and within neighborhoods.	1 Consider developing design guidelines for 35 and 287 to preserve and enhance the visual aesthetic of these major gateways into the City. Design guidelines should address building and parking placement, signage, and streetscaping.	Guidelines				X		Planning Dept.	N/A
M-2 Redesign the 77 corridor to improve traffic circulation, streetscaping, and connectivity.	1 Consider coordinating with TxDOT to improve the 77 corridor. The City should identify what corridor changes or improvements can improve traffic flow, pedestrian connectivity, landscaping for beautification purposes, and simply better fit into the context of the area it serves. If the City Council considers any future improvements to 77, there should be public meetings to discuss such changes with the public to garner support. It should be noted that this action may require more city funding to hire a consultant to design improvements.	Partnerships					X	Planning Dept. & Public Works and Engineering Dept.	P&Z Commission and City Council
M-3 Improve network connectivity.	1 Encourage street stub outs and/or cross access to adjacent undeveloped land with new development to increase connectivity.	Regulations	X					Planning Dept. & Public Works and Engineering Dept.	N/A
	2 Encourage short block lengths and a gridded street pattern with new development.	Guidelines	X					Planning Dept. & Public Works and Engineering Dept.	N/A
	3 Discourage sidewalk variances for all project types to increase pedestrian connectivity.	Guidelines	X					All departments	P&Z Commission and City Council
	4 Discourage changes to the Thoroughfare Plan. Instead, future changes should be reviewed with greater scrutiny to examine their impact from a citywide perspective.	Guidelines	X					Planning Dept. & Public Works and Engineering Dept.	P&Z Commission and City Council
	5 Continue to prioritize and fund safe routes to school, trails and public sidewalks on an annual basis.	Capital Investments			X			Public Works and Engineering Dept.	P&Z Commission and City Council
M-4 Design neighborhood streets to prioritize people, place, and productivity.	1 Encourage developers to design streets with traffic calming elements that force drivers to go slow (speed 30 mph), such as narrow travel lanes, on-street parking, wider sidewalks, curb extensions and bulb outs, raised crosswalks, and street trees.	Guidelines	X					Public Works and Engineering Dept.	Planning Dept.
M-5 Prioritize safe and efficient movement of vehicles on arterials.	1 Consider updating the City's access management policy to reduce the number of access points or driveways on major roadways to improve traffic circulation and mobility safety.	Regulations			X			Public Works and Engineering Dept.	N/A
M-6 Maximize return on investment for mobility infrastructure.	1 Consider prioritizing maintenance and enhancement of existing roads before the City extends or builds new roads to undeveloped areas of the City.	Guidelines	X					Public Works and Engineering Dept.	P&Z Commission and City Council
	2 Track and inventory the City's roadway system in ArcGIS and begin documenting new road construction, road expansions, and road improvements for future reference. Utilize this data to inform road construction and maintenance costs annually. The City should generally track this data: the year a street is built, the year a street is improved, the number of linear feet improved, and the associated construction cost. Tracking this information will allow the City to filter through data more efficiently.	Guidelines	X					Public Works and Engineering Dept.	N/A
M-7 Provide mobility options for everyone.	1 Develop and implement an ADA transition plan. The Americans with Disabilities Act (ADA) requires public entities to develop an ADA Transition Plan for bringing older curb ramps, sidewalks, signals, and other public facilities into compliance with ADA guidelines for accessibility.	Regulations			X			Executive Director of Development Services	N/A

NEIGHBORHOODS & DOWNTOWN RECOMMENDATIONS

Recommendation		Action	Type	Timeframe					Department/Entity	
				Always	6 Months	1 Year	3 Year	5 Years	Lead	Support
NH-1 Maintain the character of Waxahachie.	1	Consider documenting the 2019 Historic Resources Survey in GIS for the All-In-One Map.	Guidelines				X		Planning Dept.	N/A
	2	Review the City's historic preservation ordinances to ensure they protect the character of historically significant areas. Based on code deficiencies, consider revising the historic preservation ordinance as necessary.	Guidelines			X			Downtown Development	Heritage Preservation Commission
NU-2 Diversify housing mix to encourage diverse housing types at various price points.	1	Consider revising development standards to allow accessory structures and accessory dwelling units by right so long as they meet the City's minimum criteria.	Regulations			X			Planning Dept.	P&Z Commission and City Council
	2	Encourage master planned mixed-use, multigenerational neighborhoods with range of home types, values, and amenities.	Guidelines	X					Planning Dept.	P&Z Commission and City Council
	3	Encourage compact and walkable neighborhoods near downtown and other activity centers (e.g. parks and retail centers).	Guidelines	X					Planning Dept.	P&Z Commission and City Council
NU-3 Prioritize infill and revitalization to maximize existing infrastructure and public services.	1	Continue to leverage the Downtown Incentive Program to encourage revitalization and incremental improvements in downtown.	Financial & Process Incentives	X					Downtown Development	N/A
	2	Consider prioritizing CIP projects into areas with aging infrastructure that present opportunities to capture additional tax revenue through infill and redevelopment.	Capital Investments			X			Public Works and Engineering Dept.	P&Z Commission and City Council
NH-4 Update design standards to preserve historic places and encourage higher quality design standards in historically significant areas of the City	1	Consider establishing a zoning overlay district for all Nationally Registered Historic Districts, such as the West End Historic District, North Rogers Street Historic District, Wyatt Street Shotgun House Historic District and the remainder of the Ellis County Courthouse Historic District.	Regulations					X	Downtown Development	Heritage Preservation Commission
	2	New housing, whether infill, redevelopment or greenfield, should first and foremost embrace and carry over the historical significance of the neighborhood if located in a historic district. All housing should be context sensitive and fit into the neighborhood's character and scale.	Guidelines	X					Planning Dept.	Heritage Preservation Commission
NH-5 Improve and enhance the central core of Waxahachie.	1	Consider investing in a Downtown Street Regulating Plan to improve the street design, walkability, and traffic circulation in downtown and the periphery of downtown to benefit business owners and visitors and facilitate downtown events.	Regulations				X		Downtown Development	Planning Dept. & Public Works and Engineering Dept.
	2	Consider using tactical urbanism methods to "trial run" or "test" downtown improvements before investing in permanent improvements.	Tactical/Community	X					All departments	N/A
	3	New mixed-use neighborhoods should complement the existing Downtown and accommodate additional growth within a compact urban fabric that includes walkable streets, mixed-use buildings, and high-quality public spaces.	Guidelines	X					Planning Dept. & Downtown Development	P&Z Commission and City Council



APPENDIX

PLACETYPE DENSITY SURVEY RESULTS AND TARGETS

Before the July 19, 2022 CPAC meeting, the consultant team presented a questionnaire to the CPAC to ask them what density they thought was appropriate for each placetype. The feedback received from the questionnaire is on the exhibit called "Exercise Results."

On July 19, 2022, the CPAC voted on the most appropriate target density for each placetype after considering the feedback on the questionnaire. The results are in the exhibit called "Modeling Targets."

Although the CPAC agreed with the target densities in the "Modeling Targets," they stressed that density is only one part of the equation. The general consensus among the CPAC was that higher density allowances should only be permitted with projects with merit and provisions of exceptional quality, such as quality building design, enhanced landscaping, innovative site design/layout, interconnected bike and pedestrian pathways, and the inclusion of complete neighborhood concepts.

EXERCISE RESULTS

What you all told us.

RURAL ESTATE

RESIDENTIAL NEIGHBORHOOD

MIXED USE NEIGHBORHOOD

DOWNTOWN

URBAN VILLAGE

	OUR	RESIDENTIAL	NON-RESIDENTIAL
HIGHEST SUGGESTION	4		
LOWEST SUGGESTION	1	AVERAGE RESPONSE 94%	AVERAGE RESPONSE 6%
WEIGHTED AVERAGE	2		
HIGHEST SUGGESTION	10		
LOWEST SUGGESTION	4	AVERAGE RESPONSE 86%	AVERAGE RESPONSE 14%
WEIGHTED AVERAGE	7		
HIGHEST SUGGESTION	26		
LOWEST SUGGESTION	9	AVERAGE RESPONSE 69%	AVERAGE RESPONSE 31%
WEIGHTED AVERAGE	14		
HIGHEST SUGGESTION	25		
LOWEST SUGGESTION	10	AVERAGE RESPONSE 47%	AVERAGE RESPONSE 53%
WEIGHTED AVERAGE	16		
HIGHEST SUGGESTION	40		
LOWEST SUGGESTION	18	AVERAGE RESPONSE 35%	AVERAGE RESPONSE 65%
WEIGHTED AVERAGE	32		

MODELING TARGETS

Old and New Density and Mix Targets

	RURAL ESTATE		RESIDENTIAL NEIGHBORHOOD		MIXED-USE NEIGHBORHOOD		DOWNTOWN		URBAN VILLAGE		REGIONAL COMMERCIAL		INDUSTRIAL	
Density	2	2	7-9	7	13-15	14	15-18	16	35	32	TBD	0	TBD	0
Residential %	95	96	85	86	70	69	50	46	50	36	20	0	5	0
Non-Residential %	5	4	15	14	30	31	50	54	50	64	80	100	95	100

ESRI TAPESTRIES

These Demographic Segments, referenced in Chapter 1 are explained in more detail in the data sheets included on the following pages. Understanding in as much detail as possible the groups of people who inhabit Waxahachie can help ensure that all segments of the population are considered in decision making.



LifeMode Group: Midtown Singles

City Commons

Households: 1,106,600

Average Household Size: 2.67

Median Age: 28.5

Median Household Income: \$18,300



WHO ARE WE?

This segment is one of Tapestry Segmentation's youngest markets. It is primarily composed of single-parent and single-person households living within large metro cities located primarily in the eastern half of the US. While more than a third have a college degree or spent some time in college, nearly a quarter have not finished high school. These residents strive for the best for themselves and their children. Most occupations are within office and administrative Support.

OUR NEIGHBORHOOD

- Single parents (Index 315), primarily female, and singles head these young households.
- Average household size is slightly higher than the US at 2.67.
- City Commons residents are found in large metropolitan cities, where most residents rent apartments in mid-rise buildings.
- Neighborhoods are older, built before 1960 (Index 151).
- Typical of the city, many households own either one vehicle or none and use public transportation (Index 292) or taxis (Index 299).

SOCIOECONOMIC TRAITS

- Although some have college degrees, nearly a quarter have not graduated from high school.
- Labor force participation is low at 53% (Index 84).
- Most households receive income from wages or salaries, with nearly one in four that receive contributions from Social Security (Index 287) and public assistance (Index 355).
- Consumers endeavor to keep up with the latest fashion trends.
- Many families prefer the convenience of fast-food restaurants to cooking at home.



Note: This index represents the relative placement of this segment to the US population by age 100. Consumer preferences are derived from survey data.



LifeNode Group: Rustic Outposts Down the Road

10D

Households: 1,406,700

Average Household Size: 2.74

Median Age: 35.0

Median Household Income: \$38,700

WHO ARE WE?

Down the Road is a mix of low-density, semirural neighborhoods in large metropolitan areas; half are located in the South, with the rest primarily in the West and Midwest. Almost half of householders live in mobile homes; more than two-fifths live in single-family homes. These are young, family-oriented consumers who value their traditions. Workers are in service, retail trade, manufacturing, and construction industries, with higher proportions in agriculture and mining, compared to the US.

OUR NEIGHBORHOOD

- Nearly two-thirds of households are owned.
- Family market, primarily married couples or single-parent households (Index 145).
- Close to half of all householders live in mobile homes (Index 780).
- Four-fifths of households were built in 1970 or later.
- About 32% of homes are valued under \$50,000.

SOCIOECONOMIC TRAITS

- Education completed: 36% with a high school diploma only, 41% with some college education or a degree.
- Labor force participation rate is 59.0%, slightly lower than the US.
- Family-oriented, outgoing consumers; they place importance on preserving time-honored customs.



Note: The index represents the ratio of the segment rate to the US rate multiplied by 100. Composite preferences are estimated from 2011 to 2015 data.



LifeNode Group: Striving Explorers

Forging Opportunity

7D

Households: 1,289,900

Average Household Size: 3.62

Median Age: 28.9

Median Household Income: \$38,000

WHO ARE WE?

Family is central within these communities, bringing rich traditions to these neighborhoods in the urban outskirts. Dominating this market are younger families with children or single-parent households with multiple generations living under the same roof. These households balance their budgets carefully but also indulge in the latest trends and purchase with an eye to brands. Most workers are employed in skilled positions across the manufacturing, construction, or retail trade sectors.

OUR NEIGHBORHOOD

- Family market; over a third of all households are married couples with children, with a number of multigenerational households and single-parent families; household size is higher at 3.62.
- While most residents live in single-family homes, almost 10% of householders reside in mobile home parks.
- Homes are owner occupied, with slightly higher monthly costs (Index 103) but fewer mortgages (Index 83).
- Most are older homes, nearly 60% built from 1950 to 1989.
- Most households have one or two vehicles; many commuters carpool or walk to work (Index 145).
- *Forging Opportunity* residents live within the urban periphery of larger metropolitan areas across the South and West.

SOCIOECONOMIC TRAITS

- While a majority finished high school, over 40% have not (Index 321).
- Labor force participation is slightly lower at 61%.
- More than one in four households is below the poverty level (Index 183).
- Residents balance their budgets carefully by spending only on necessities and limiting activities like dining out.
- Many have no financial investments or retirement savings, but they have their homes.



Note: The index represents the ratio of the segment rate to the US rate multiplied by 100. Composite preferences are estimated from 2011 to 2015 data.



LifeMode Group: Middle Ground

Front Porches

8E

Households: 1,960,300

Average Household Size: 2.57

Median Age: 34.9

Median Household Income: \$43,700

WHO ARE WE?

Front Porches is a blend of household types, with more young families with children and more single households than average. More than half of householders are renters, and many of the homes are older townhomes or duplexes. Friends and family are central to *Front Porches* residents and help to influence household buying decisions. Households tend to own just one vehicle, but it is used only when needed.

OUR NEIGHBORHOOD

- Nearly one in five homes is a duplex, triplex, or quad; half are older single-family dwellings.
- Just over half the homes are occupied by renters.
- Older, established neighborhoods; three quarters of all homes were built before 1980.
- Single-parent families or singles living alone make up almost half of the households.

SOCIOECONOMIC TRAITS

- Composed of a blue-collar workforce with a strong labor force participation rate.
- Price is more important than brand names or style to these consumers.
- With limited incomes, these are not adventurous shoppers.
- They would rather cook a meal at home than dine out.
- They seek adventure and strive to have fun.



Note: The index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are averaged from data by US zip codes.



LifeMode Group: Cozy Country Living

Green Acres

6A

Households: 3,923,400

Average Household Size: 2.70

Median Age: 43.9

Median Household Income: \$76,800

WHO ARE WE?

The *Green Acres* lifestyle features country living and self-reliance. Avid do-it-yourselfers, they maintain and remodel their homes with all the necessary power tools to accomplish the jobs. Gardening, especially growing vegetables, is a priority, again with the right tools, tillers, tractors, and riding mowers. Outdoor living features a variety of sports: hunting and fishing, motorcycling, hiking and camping, and even golf.

OUR NEIGHBORHOOD

- This large segment is concentrated in rural enclaves in metropolitan areas.
- Primarily (not exclusively) older homes with acreage; new housing growth in the past 15 years.
- Single-family, owner-occupied housing, with a median value of \$235,500.
- An older market, primarily married couples, most with no children.

SOCIOECONOMIC TRAITS

- Education: More than 60% are college educated.
- Labor force participation rate is high at 66.8% (Index 107).
- Income is derived not only from wages and salaries but also from self-employment (more than 13% of households), investments (27% of households), and increasingly, from retirement.
- They are cautious consumers with a focus on quality and durability.
- Comfortable with technology, more as a tool than a trend: banking or paying bills online is convenient; but the internet is not viewed as entertainment.
- Economic outlook is professed as pessimistic, but consumers are comfortable with debt, primarily as home and auto loans, and investments.



Note: The index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are averaged from data by US zip codes.



LifeMode Group: Midtown Singles

Metro Fusion

11C

Households: 1,753,500

Average Household Size: 2.65

Median Age: 29.3

Median Household Income: \$35,700

WHO ARE WE?

Metro Fusion is a young market. Many residents do not speak English fluently and have moved into their homes recently. They are highly mobile and over three quarters of households are occupied by renters. Many households have young children; a quarter are single-parent families. Most residents live in midsize apartment buildings. *Metro Fusion* is a hardworking market with residents that are dedicated to climbing the ladders of their professional and social lives.

OUR NEIGHBORHOOD

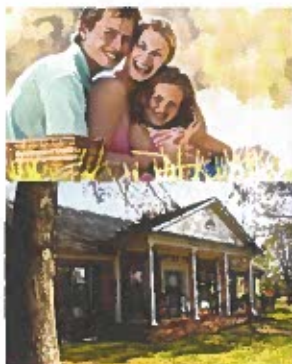
- Over 60% of the homes are multiunit structures located in the urban periphery.
- Three-quarters of residents are renters, and rents are about 13% less than the US average.
- Most housing units were built before 1990.
- Single-parent and single-person households make up over half of all households.

SOCIOECONOMIC TRAITS

- Younger residents are highly connected, while older residents do not have much use for the latest and greatest technology.
- They work hard to advance in their professions, including working weekends.
- They take pride in their appearance, consider their fashion trendy, and stick with the same few designer brands.
- They spend money readily on what's hot unless saving for something specific.
- Social status is very important; they look to impress with fashion and electronics.



Note: The index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are approximated based on US Census data.



LifeMode Group: Family Landscapes

Middleburg

4C

Households: 3,511,200

Average Household Size: 2.75

Median Age: 36.1

Median Household Income: \$59,800

WHO ARE WE?

Middleburg neighborhoods transformed from the easy pace of country living to semiurban subdivisions in the last decade, as the housing boom spread beyond large metropolitan cities. Residents are traditional, family-oriented consumers. Still more country than rock and roll, they are thrifty but willing to carry some debt and are already investing in their futures. They rely on their smartphones and mobile devices to stay in touch and pride themselves on their expertise. They prefer to buy American and travel in the US. This market is younger but growing in size and assets.

OUR NEIGHBORHOOD

- Semiurban locales within metropolitan areas.
- Neighborhoods changed rapidly in the previous decade with the addition of new single-family homes.
- Include a number of mobile homes (Index 150).
- Affordable housing, median value of \$175,000 (Index 84) with a low vacancy rate.
- Young couples, many with children; average household size is 2.75.

SOCIOECONOMIC TRAITS

- Education: 65% with a high school diploma or some college.
- Labor force participation typical of a younger population at 66.7% (Index 107).
- Traditional values are the norm here—faith, country, and family.
- Prefer to buy American and for a good price.
- Comfortable with the latest in technology for convenience (online banking or saving money on landlines) and entertainment.



Note: The index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are approximated based on US Census data.



LifeMode Group: GenSuburban

Midlife Constants

5E

Households: 3,048,400

Average Household Size: 2.31

Median Age: 47.0

Median Household Income: \$53,200

WHO ARE WE?

Midlife Constants residents are seniors, at or approaching retirement, with below-average labor force participation and below-average net worth. Although located in predominantly metropolitan areas, they live outside the central cities, in smaller communities. Their lifestyle is more country than urban. They are generous but not spendthrifts.

OUR NEIGHBORHOOD

- Older homes (most built before 1980) found in the suburban periphery of smaller metropolitan markets.
- Primarily married couples, with a growing share of singles.
- Settled neighborhoods with slow rates of change and residents that have lived in the same house for years.
- Single-family homes, less than half still mortgaged, with a median home value of \$154,100 (Index 74).

SOCIOECONOMIC TRAITS

- Education: 63% have a high school diploma or some college.
- At 31%, the labor force participation rate is low in this market (Index 91).
- Almost 42% of households are receiving Social Security (Index 141); 27% also receive retirement income (Index 149).
- Traditional, not trendy; opt for convenience and comfort not cutting edge. Technology has its uses, but the bells and whistles are a bother.
- Attentive to price, but not at the expense of quality, they prefer to buy American and natural products.
- Radio and newspapers are the media of choice (after television).



Note: This index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by WFS Associates.



LifeMode Group: Hometown

Modest Income Homes

12D

Households: 1,627,600

Average Household Size: 2.56

Median Age: 37.0

Median Household Income: \$23,900

WHO ARE WE?

Families in this urban segment may be nontraditional, however, their religious faith and family values guide their modest lifestyles. Many residents are primary caregivers to their elderly family members. Jobs are not always easy to come by, but wages and salary income are the main sources of income for most households. Reliance on Social Security and public assistance income is necessary to support single-parent and multigenerational families. Rents are relatively low (Index 70); public transportation is available, and Medicaid assists families in need.

OUR NEIGHBORHOOD

- Households are single person or single parent (usually female householders). Multigenerational families are also present.
- Homes are predominantly single family; values reflect the age of the housing, built more than 60 years ago.
- Over half of the homes are renter occupied; average rent is lower than the US average.
- Most households have one car (or no vehicle); nearly a third rely on carpooling, walking, biking, or public transportation.

SOCIOECONOMIC TRAITS

- Almost a quarter of adults aged 25 or more have no high school diploma.
- Labor force participation is 50%.
- Income is less than half of the US median income.
- Consumers in this market consider traditional gender roles and religious faith very important.
- This market lives for today, choosing to save only for a specific purpose.
- Consumers favor TV as their media of choice and will purchase a product with a celebrity endorsement.



Note: This index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by WFS Associates.



LifeMode Group: Millile Ground Old and Newcomers

8F

Households: 2,859,200

Average Household Size: 2.12

Median Age: 39.4

Median Household Income: \$34,900

WHO ARE WE?

This market features singles' lifestyles, on a budget. The focus is more on convenience than consumerism, economy over acquisition. *Old and Newcomers* is composed of neighborhoods in transition, populated by renters who are just beginning their careers or retiring. Some are still in college; some are taking adult education classes. They support charity causes and are environmentally conscious. Age is not always obvious from their choices.

OUR NEIGHBORHOOD

- Metropolitan city dwellers.
- Predominantly single households (Index 148), with a mix of married couples (no children); average household size lower at 2.12.
- 55% renter occupied; average rent is lower than the US (Index 85).
- 45% of housing units are single-family dwellings; 45% are multifamily buildings in older neighborhoods, built before 1980.
- Average vacancy rate at 11%.

SOCIOECONOMIC TRAITS

- An average labor force participation rate of 62.6%, despite the increasing number of retired workers.
- 32% of households are currently receiving income from Social Security.
- 31% have a college degree (Index 99); 33% have some college education (Index 114); 9% are still enrolled in college (Index 121).
- Consumers are price aware and coupon clippers but open to impulse buys.
- They are attentive to environmental concerns.
- They are comfortable with the latest technology.



Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are determined from data by Nielsen.



LifeMode Group: GenXurban Rustbelt Traditions

5D

Households: 2,716,800

Average Household Size: 2.47

Median Age: 39.0

Median Household Income: \$51,800

WHO ARE WE?

The backbone of older industrial cities in states surrounding the Great Lakes, *Rustbelt Traditions* residents are a mix of married-couple families and singles living in older developments of single-family homes. While varied, the workforce is primarily white collar, with a higher concentration of skilled workers in manufacturing, retail trade, and health care. *Rustbelt Traditions* represents a large market of stable, hardworking consumers with modest incomes but an average net worth of nearly \$400,000. Family oriented, they value time spent at home. Most have lived, worked, and played in the same area for years.

OUR NEIGHBORHOOD

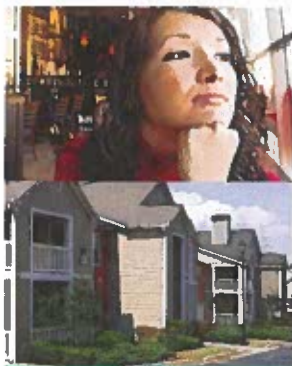
- Almost half (46%) of the households are married-couple families, similar to the US (48%), most without children (also similar to the US); the slightly higher proportion of singles (Index 105) reflects the aging of the population.
- Average household size is slightly lower at 2.47.
- They are movers, slightly more mobile than the US population (Index 109), but over 70% of householders moved into their current homes before 2010.
- Most residents live in modest, single-family homes in older neighborhoods built in the 1950s (Index 224).
- Nearly three quarters own their homes; nearly half of households have mortgages.
- A large and growing market, *Rustbelt Traditions* residents are located in the dense urban fringe of metropolitan areas throughout the Midwest and South.
- Most households have one to two vehicles available.

SOCIOECONOMIC TRAITS

- Most have graduated from high school or spent some time at a college or university.
- Labor force participation slightly higher than the US at 67%.
- While most income is derived from wages and salaries, nearly 31% of households collect Social Security and nearly 20% draw income from retirement accounts.
- Family-oriented consumers who value time spent at home.
- Most have lived, worked, and played in the same area for years.
- Budget-aware shoppers that favor American-made products.
- Read newspapers, especially the Sunday editions.



Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are determined from data by Nielsen.



LifeWade Group: Midtown Singles

Set to Impress

11D

Households: 1,714,100

Average Household Size: 2.12

Median Age: 33.9

Median Household Income: \$32,800

WHO ARE WE?

Set to Impress is depicted by medium to large multiunit apartments with lower than average rents. These apartments are often nestled into neighborhoods with other businesses or single-family housing. Nearly one in three residents is 20 to 34 years old, and a large portion are single-person nonfamily households. Although many residents live alone, they preserve close connections with their family. Many work in food service while they are attending college. This group is always looking for a deal. They are very conscious of their image and seek to bolster their status with the latest fashion. *Set to Impress* residents are tapped into popular music and the local music scene.

OUR NEIGHBORHOOD

- Apartment complexes represented by multiple multiunit structures are often nestled in neighborhoods with either single-family homes or other businesses.
- Renters make up nearly three quarters of all households.
- Mostly found in urban areas, but also in suburbs.
- Single-person households make up over 40% of all households.
- It is easy enough to walk or bike to work for many residents.

SOCIOECONOMIC TRAITS

- Residents are educated and mobile.
- Many are enrolled in college (Index 141).
- Consumers always have an eye out for a sale and will stock up when the price is right.
- Prefer name brands, but buy generic when it is a better deal.
- Quick meals on the run are a reality of life.
- Image-conscious consumers that dress to impress and often make impulse buys.
- Maintain close relationships with family.



Note: This index represents the ratio of the segment size to the US ratio multiplied by 100. Consumer preferences are estimated from data by ZIP-dominance.



LifeWade Group: Rustic Outposts

Southern Satellites

10A

Households: 3,856,800

Average Household Size: 2.67

Median Age: 40.3

Median Household Income: \$47,800

WHO ARE WE?

Southern Satellites is the second largest market found in rural settlements but within metropolitan areas located primarily in the South. This market is typically slightly older, settled married-couple families, who own their homes. Two-thirds of the homes are single-family structures; almost a third are mobile homes. Median household income and home value are below average. Workers are employed in a variety of industries, such as manufacturing, health care, retail trade, and construction, with higher proportions in mining and agriculture than the US. Residents enjoy country living, preferring outdoor activities and DIY home projects.

OUR NEIGHBORHOOD

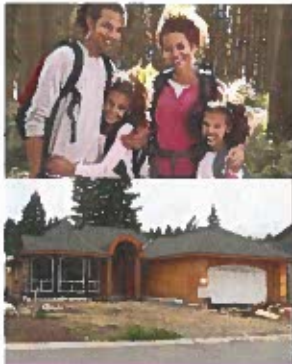
- About 78% of households are owned.
- Married couples with no children are the dominant household type, with a number of multigenerational households (Index 112).
- Most are single-family homes (67%), with a number of mobile homes (Index 509).
- Most housing units were built in 1970 or later.
- Most households own one or two vehicles, but owning more than three vehicles is common (Index 144).

SOCIOECONOMIC TRAITS

- Education: almost 40% have a high school diploma only (Index 140); 45% have college education (Index 73).
- Labor force participation rate is 59.1%, slightly lower than the US.
- These consumers are more concerned about cost rather than quality or brand loyalty.
- They tend to be somewhat late in adapting to technology.
- They obtain a disproportionate amount of their information from TV, compared to other media.



Note: This index represents the ratio of the segment size to the US ratio multiplied by 100. Consumer preferences are estimated from data by ZIP-dominance.



LifeMode Group: Sprouting Explorers

Up and Coming Families

7A

Households: 2,901,200

Average Household Size: 3.72

Median Age: 31.4

Median Household Income: \$72,000

WHO ARE WE?

Up and Coming Families is a market in transition—residents are younger and more mobile than the previous generation. They are ambitious, working hard to get ahead, and willing to take some risks to achieve their goals. The recession has impacted their financial well-being, but they are optimistic. Their homes are new; their families are young. And this is one of the fastest-growing markets in the country.

OUR NEIGHBORHOOD

- New suburban periphery: new families in new housing subdivisions.
- Building began in the housing boom of the 2000s and continues in this fast-growing market.
- Single-family homes with a median value of \$194,400 and a lower vacancy rate.
- The price of affordable housing: longer commute times (Index 217).

SOCIOECONOMIC TRAITS

- Education: 67% have some college education or degree(s).
- Hardworking labor force with a participation rate of 71% (Index 114).
- Most households (61%) have two or more workers.
- Careful shoppers, aware of prices, willing to shop around for the best deals and open to influence by others' opinions.
- Seek the latest and best in technology.
- Young families still feathering the nest and establishing their style.



Note: *The index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are inferred from data by Nielsen.



LifeMode Group: Sprouting Explorers

Urban Edge Families

7C

Households: 1,821,900

Average Household Size: 3.19

Median Age: 32.5

Median Household Income: \$50,900

WHO ARE WE?

Located throughout the South and West, most *Urban Edge Families* residents own their own homes, primarily single-family housing—out of the city, where housing is more affordable. Median household income is slightly below average (Index 91). The majority of households include younger married-couple families with children and, frequently, grandparents. Many residents are foreign born. Spending is focused more on the members of the household than the home. Entertainment includes multiple televisions, movie rentals, and video games at home or visits to theme parks and zoos. This market is connected and adept at accessing what they want from the internet.

OUR NEIGHBORHOOD

- *Urban Edge Families* residents residents are family-centric. Most are married couples with children of all ages or single parents; multi-generational homes are common (Index 201).
- Average household size is higher at 3.19 (Index 123).
- Residents tend to live farther out from urban centers—more affordable single-family homes and more elbow room.
- Tenure is slightly above average with 64% owner occupancy; primarily single-family homes with more mortgages (Index 114) and slightly higher monthly costs (Index 115).
- Three quarters of all housing were built 1970 or later.
- Many neighborhoods are located in the urban periphery of the largest metropolitan areas across the South and West.
- Most households have one or two vehicles available and a longer commute to work.

SOCIOECONOMIC TRAITS

- Nearly 17% have earned a college degree, and 63% hold a high school diploma only or have spent some time at a college or university.
- Labor force participation is higher at 66%.
- Most *Urban Edge Families* residents derive income from wages or salaries.
- They tend to spend money carefully and focus more on necessities.
- They are captivated by new technology, particularly feature-rich smartphones.
- Connected: They use the internet primarily for socializing but also for convenience, like paying bills online.



Note: *The index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are inferred from data by Nielsen.



LifeMode Group: Rustic Outposts Down the Road

10D

Households: 1,406,700

Average Household Size: 2.76

Median Age: 35.0

Median Household Income: \$38,700

WHO ARE WE?

Down the Road is a mix of low-density, semirural neighborhoods in large metropolitan areas; half are located in the South, with the rest primarily in the West and Midwest. Almost half of householders live in mobile homes; more than two-fifths live in single-family homes. These are young, family-oriented consumers who value their traditions. Workers are in service, retail, trade, manufacturing, and construction industries, with higher proportions in agriculture and mining, compared to the US.

OUR NEIGHBORHOOD

- Nearly two-thirds of households are owned
- Family market, primarily married couples or single-parent households (Index 145)
- Close to half of all households live in mobile homes (Index 780)
- Four-fifths of households were built in 1970 or later
- About 32% of homes are valued under \$50,000

SOCIOECONOMIC TRAITS

- Education completed: 36% with a high school diploma only, 41% with some college education or a degree
- Labor force participation rate is 59.0%, slightly lower than the US
- Family-oriented, outgoing consumers; they place importance on preserving time-honored customs



Note: This index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by VSI Consumer.



LifeMode Group: Affluent Estates Boomburbs

1C

Households: 2,004,400

Average Household Size: 3.25

Median Age: 34.0

Median Household Income: \$113,400

WHO ARE WE?

This is the new growth market, with a profile similar to the original: young professionals with families that have opted to trade up to the newest housing in the suburbs. The original Boomburbs neighborhoods began growing in the 1990s and continued through the peak of the housing boom. Most of these neighborhoods are fully developed now. This is an affluent market but with a higher proportion of mortgages. Rapid growth still distinguishes the Boomburbs neighborhoods, although the boom is more subdued now than it was 10 years ago. So is the housing market. Residents are well-educated professionals with a running start on prosperity.

OUR NEIGHBORHOOD

- Growth markets are in the suburban periphery of large metropolitan areas
- Young families are married with children (Index 220); average household size is 3.25
- Homeownership is 84% (Index 134), with the highest rate of mortgages, 71.5% (Index 173)
- Primarily single-family homes in new neighborhoods, 66% built since 2000 (Index 441)
- Median home value is \$350,000 (Index 169)
- Lower housing vacancy rate at 3.7%
- The cost of affordable new housing comes at the expense of one of the longest commutes to work, over 30 minutes average, including a disproportionate number (33.6%) commuting across county lines (Index 141)

SOCIOECONOMIC TRAITS

- Well-educated young professionals, 55% are college graduates (Index 178)
- High labor force participation at 71.3% (Index 114); most households have more than two workers (Index 124)
- Longer commute times from the suburban growth corridors have created more home workers (Index 156)
- Well connected, own the latest devices and understand how to use them efficiently; biggest complaints—too many devices and too many intrusions on personal time
- Financial planning is well under way for these professionals



Note: This index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by VSI Consumer.

2021 RESIDENT SURVEY REPORT

2021 Resident Survey City of Waxahachie, Texas



Presented by

April 2021

ETC Institute

A National Leader in Market Research for Local Governmental Organizations

...helping city and county governments gather and use survey data to enhance organizational performance for more than 35 years



More than 2,200,000 Persons Surveyed Since 2010
for more than 900 communities in 49 States

Agenda

- Purpose and Methodology
- Bottom Line Upfront
- Major Findings
- Summary
- Questions

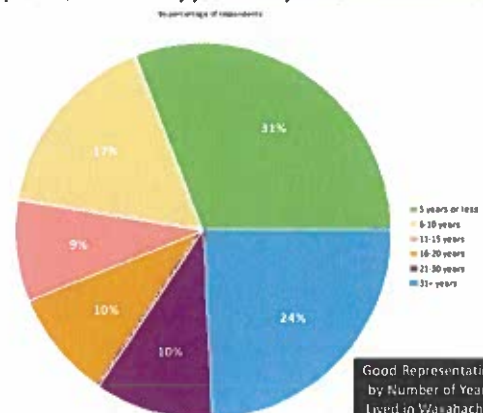
Purpose

- To objectively assess resident satisfaction with the delivery of City services
- To help determine priorities for the community
- To set a baseline for future surveys
- To compare Waxahachie's performance with other communities regionally and nationally

Methodology

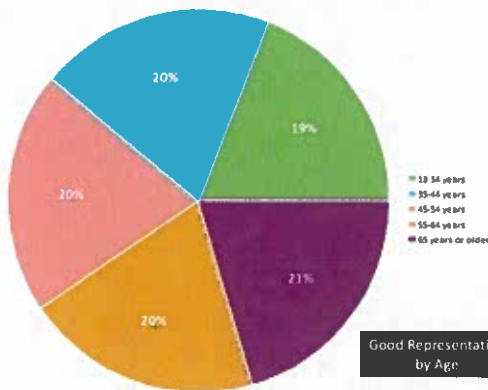
- Survey Description
 - ❑ six-page survey
 - ❑ each survey took approximately 15-20 minutes to complete
- Method of Administration
 - ❑ by mail and online to randomly selected sample of households throughout the City
- Sample size:
 - ❑ 416 completed surveys (goal was 400)
 - ❑ demographics of survey respondents accurately reflects the actual population of the City
- Confidence level: 95%
- Margin of error: +/- 4.7% overall

Demographics: Q25. How many years have you lived in Waxahachie?



Demographics: Q26. What is your age?

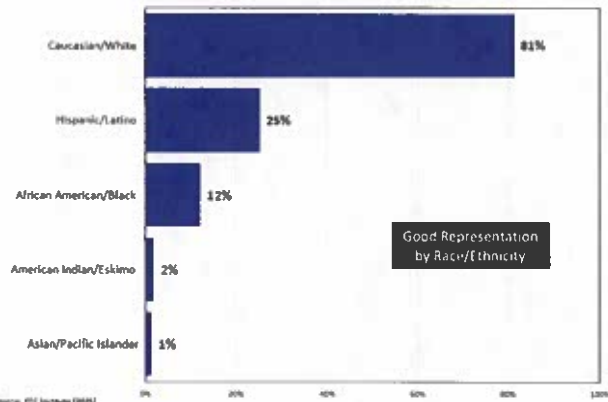
by percentage of respondents



Source: EDC Institute (2018)

Demographics: Q27. Which of the following best describes your race/ethnicity?

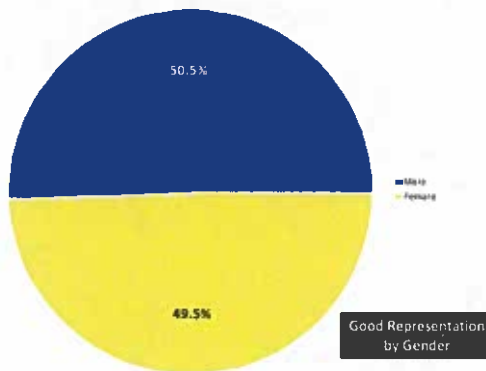
by percentage of respondents (multiple choice is allowed)



Source: EDC Institute (2018)

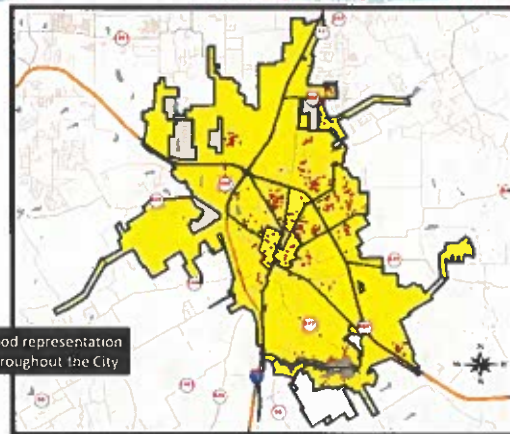
Demographics: Q31. Gender of Respondent

by percentage of respondents (without "not provided")



Source: EDC Institute (2018)

Location of Survey Respondents



Bottom Line Upfront

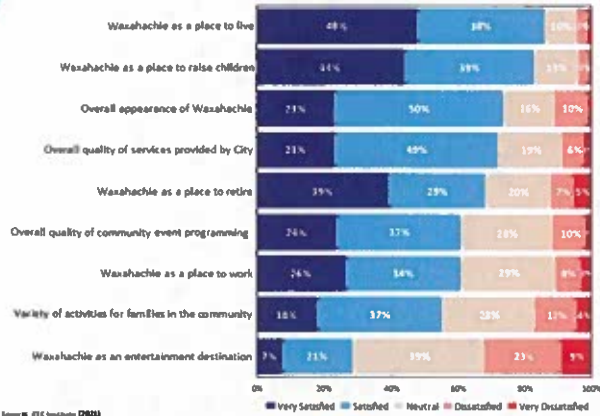
- **Residents Have a Positive Perception of the City**
 - 86% are very satisfied or satisfied with Waxahachie as a place to live
 - 83% are very satisfied or satisfied with Waxahachie place to raise children
- **Waxahachie Rates 26% Above the Texas Average and 24% Above the National Average in the Overall Quality of City Services**
- **Waxahachie Rates 34% Above the Texas Average and 31% Above the National Average in Customer Service from City Employees**
- **Top Community Priorities:**
 - Maintenance of City Streets
 - Communication with the Public
 - Enforcing Codes and Ordinances
 - Public Safety
 - Traffic Flow

Major Finding #1

Residents Have a Positive Perception of the City

Q1. Overall Satisfaction with Perceptions of the City

by percentage of respondents using a 5-point scale, where 5 means "very satisfied" and 1 means "very dissatisfied" (no "don't know")

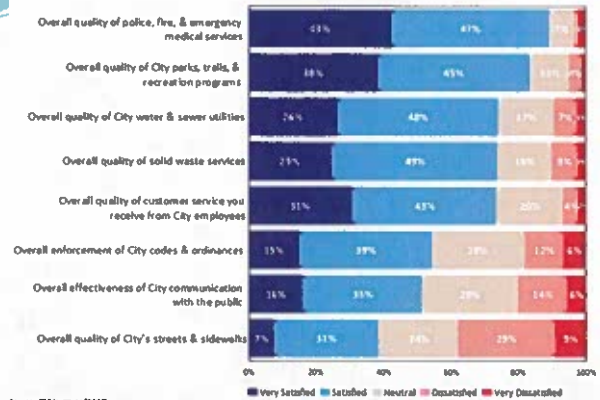


Source: ETC Institute (2022)

Most Residents Are Satisfied with Waxahachie as a Place to Live and Raise Children

Q2. Overall Satisfaction with City Services

by percentage of respondents using a 5-point scale, where 5 means "very satisfied" and 1 means "very dissatisfied" (no "don't know")

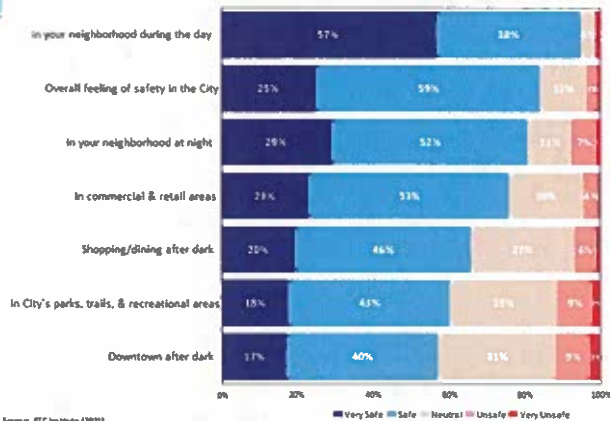


Source: ETC Institute (2022)

Most Major City Services Received High Ratings. The Only Area with Significant Levels of Dissatisfaction Were Streets/Sidewalks

Q8. Overall Feeling of Safety in the City

by percentage of respondents using a 5-point scale, where 5 means "very safe" and 1 means "very unsafe" (without "don't know")



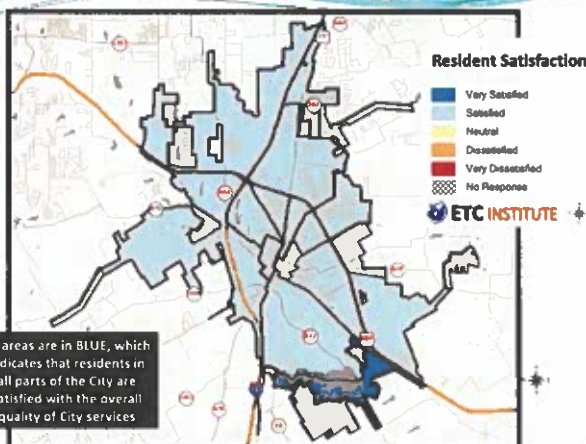
Source: ETC Institute (2022)

84% of Residents Feel Safe in Waxahachie; Only 3% Feel Unsafe

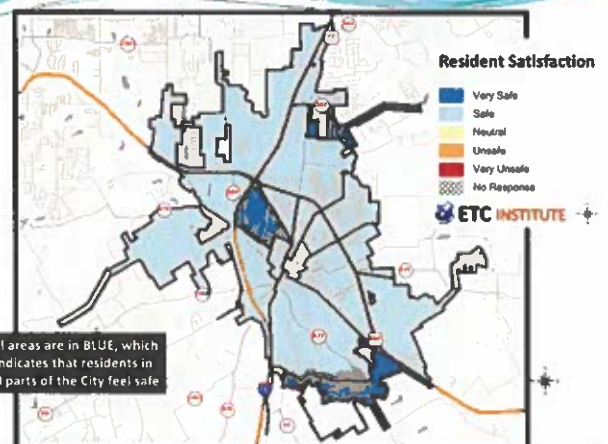
Major Finding #2

Residents Throughout the City Are Satisfied with City Services

Overall Quality of Services Provided by the City



Overall Feeling of Safety in the City



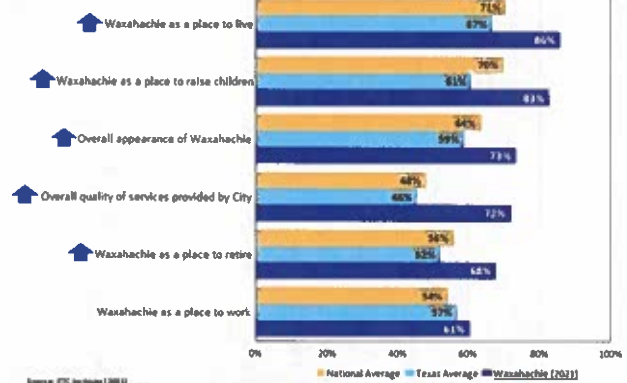
Major Finding #3

Comparisons to Other Communities

Benchmarking: Satisfaction with Perceptions of the City

National Average vs. the Texas Average vs. the City of Waxahachie, TX

by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (without "don't know")

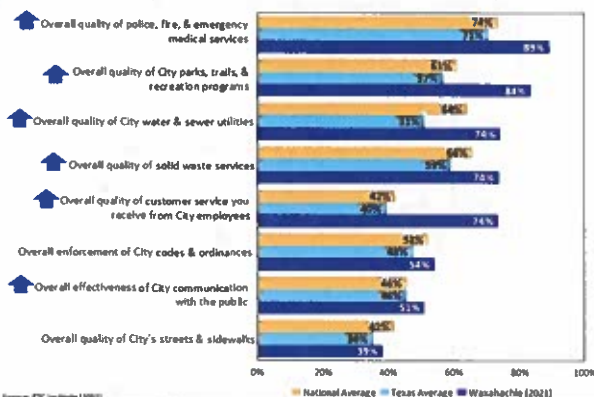


Significantly Higher: Significantly Lower:

Benchmarking: Satisfaction with Major Categories of City Services

National Average vs. the Texas Average vs. the City of Waxahachie, TX

by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (without "don't know")

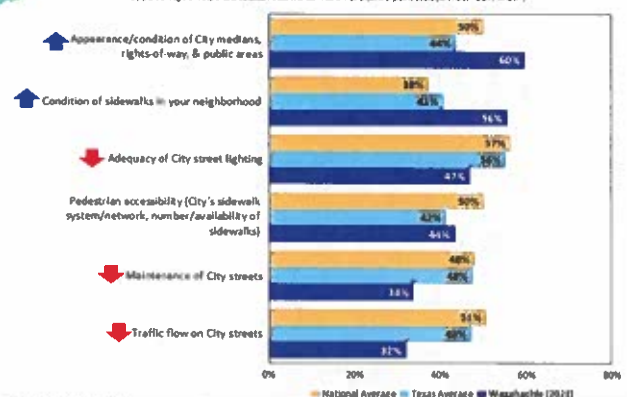


Significantly Higher: Significantly Lower:

Benchmarking: Satisfaction with Roadway Infrastructure

National Average vs. the Texas Average vs. the City of Waxahachie, TX

by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (without "don't know")

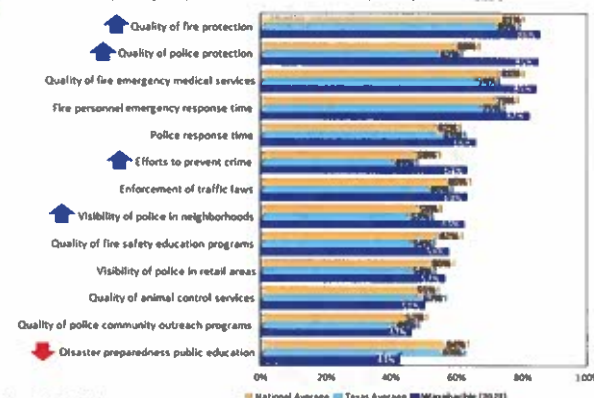


Significantly Higher: Significantly Lower:

Benchmarking: Satisfaction with Public Safety

National Average vs. the Texas Regions' Average vs. the City of Waxahachie, TX

by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (without "don't know")

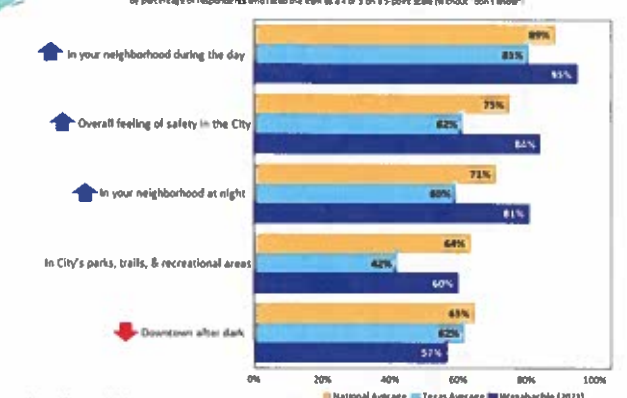


Significantly Higher: Significantly Lower:

Benchmarking: Satisfaction with Feeling of Safety

National Average vs. the Texas Regions' Average vs. the City of Waxahachie, TX

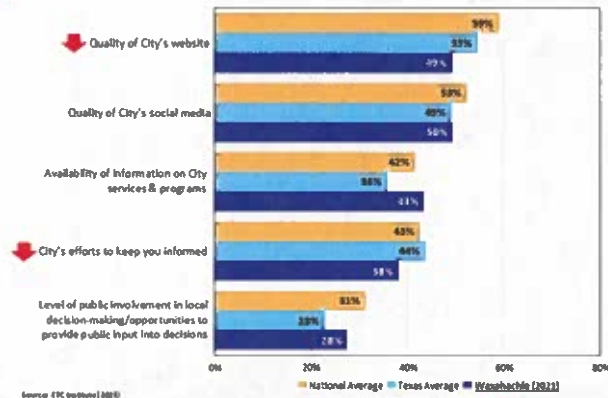
by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (without "don't know")



Significantly Higher: Significantly Lower:

Benchmarking: Satisfaction with City Communication National Average vs. the Texas Region's Average vs. the City of Waxahachie, TX

by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (1=not better)



Significantly Higher: ■ Significantly Lower: ■

Major Finding #4 Top Community Priorities

Importance-Satisfaction Rating (2021)

Major City Services City of Waxahachie, Texas

Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
Very High Priority (I-S > 0.20)						
Overall quality of City's streets & sidewalks	71%	1	39%	8	0.4379	1
High Priority (I-S = 0.10-0.20)						
Overall effectiveness of City communication with the public	38%	2	51%	7	0.1832	2
Overall enforcement of City codes & ordinances	32%	3	54%	6	0.1453	3
Medium Priority (I-S < 0.10)						
Overall quality of City water & sewer utilities	25%	5	74%	3	0.0643	4
Overall quality of solid waste services	18%	7	74%	4	0.0463	5
Overall quality of City parks, trails, & recreation programs	27%	4	84%	2	0.0442	6
Customer service you receive from City employees	11%	8	74%	5	0.0297	7
Overall quality of police, fire, & EMS	24%	6	89%	1	0.0250	8

Overall Priorities: ■

Importance-Satisfaction Rating (2021)

Roadway Infrastructure City of Waxahachie, Texas

Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
Very High Priority (I-S > 0.20)						
Maintenance of City streets (non-TxDOT roads)	41%	1	34%	6	0.2726	1
Traffic flow on City streets (non-TxDOT roads)	35%	3	32%	8	0.2390	2
Traffic flow on TxDOT roads (US 77, US 287, I-35)	36%	2	33%	7	0.2382	3
High Priority (I-S = 0.10-0.20)						
Maintenance of major TxDOT roadways (US 77, US 287, I-35)	20%	4	46%	4	0.1065	4
Medium Priority (I-S < 0.10)						
Adequacy of City street lighting	13%	5	47%	3	0.0702	5
Pedestrian accessibility (sidewalks)	12%	6	44%	5	0.0694	6
Condition of sidewalks in your neighborhood	12%	7	56%	2	0.0529	7
Appearance/condition of medians, rights-of-way, public areas	6%	8	60%	1	0.0240	8

Roadway Infrastructure Priorities: ■

Importance-Satisfaction Rating (2021)

Police, Fire, and Emergency Services City of Waxahachie, Texas

Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
High Priority (I-S = 0.10-0.20)						
Disaster preparedness/public education	25%	3	43%	16	0.1442	1
Visibility of police in neighborhoods	38%	1	63%	9	0.1432	2
Efforts to prevent crime	32%	2	64%	7	0.1157	3
Medium Priority (I-S < 0.10)						
Quality of police community outreach programs	18%	6	47%	15	0.0961	4
Quality of animal control services	19%	5	51%	14	0.0951	5
Visibility of police in retail areas	21%	4	57%	12	0.0929	6
Efforts to communicate with the public via social media	11%	9	52%	13	0.0539	7
Enforcement of traffic laws	14%	8	63%	8	0.0516	8
Police response time	11%	10	66%	6	0.0364	9
Quality of police protection	16%	7	85%	2	0.0232	10
Quality of fire safety education programs	5%	12	58%	11	0.0222	11
Quality/accessibility of municipal court services	4%	14	61%	10	0.0152	12
911 service provided by operators	3%	15	70%	5	0.0101	13
Quality of fire emergency medical services	6%	11	85%	3	0.0089	14
Quality of fire protection	4%	13	86%	1	0.0061	15
Fire personnel emergency response time	2%	16	82%	4	0.0030	16

Public Safety Priorities: ■

Importance-Satisfaction Rating (2021)

Code Enforcement City of Waxahachie, Texas

Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
High Priority (I-S = 0.10-0.20)						
Enforcing exterior maintenance & upkeep of residential property	33%	2	40%	4	0.1949	1
Efforts to remove dilapidated structures	26%	3	29%	5	0.1860	2
Efforts to identify abandoned or unsecured properties	24%	5	28%	6	0.1726	3
Clean-up of debris/litter in your neighborhood	34%	1	49%	2	0.1715	4
Efforts to enforce restaurant/food service cleanliness	26%	4	55%	1	0.1173	5
Medium Priority (I-S < 0.10)						
Overall responsiveness of City code enforcement staff	13%	6	44%	3	0.0753	6

Code Enforcement Priorities: ■

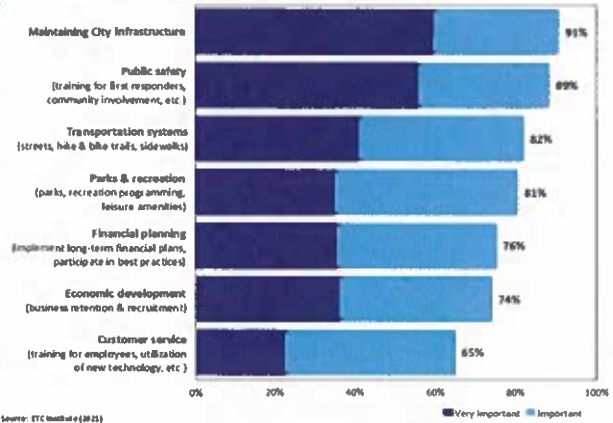
Importance-Satisfaction Rating (2021) Parks and Recreation City of Waxahatchie, Texas

Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	1-6 Rating Rank
High Priority (I-S < 0.10-0.20)						
Amount, quality & condition of swimming pool & splash pads	19%	3	33%	13	0.1241	1
Medium Priority (I-S < 0.10)						
Number of walking & biking trails	21%	1	61%	7	0.0821	2
Quality of City sponsored events & activities	14%	6	48%	11	0.0699	3
Number & location of City parks	20%	2	67%	5	0.0683	4
Quality of picnic, pavilion areas, playgrounds at City parks	13%	7	61%	8	0.0498	5
Quality of adult sports programs	8%	8	38%	12	0.0475	6
Maintenance of City parks	19%	4	77%	3	0.0427	7
Quality of youth sports programs	7%	10	54%	10	0.0326	8
Quality of public art	7%	11	56%	9	0.0285	9
Quality of City parks	14%	5	84%	1	0.0226	10
Maintenance of City walking & biking trails	7%	9	73%	4	0.0190	11
Quality of walking & biking trails	6%	12	78%	2	0.0133	12
Quality of outdoor athletic fields	2%	13	63%	6	0.0063	13

Parks and Recreation Priorities:

Q19. Areas to Focus Funding for Tax Dollars

by percentage of respondents who chose "very important" or "important" area to focus on (without "don't know")

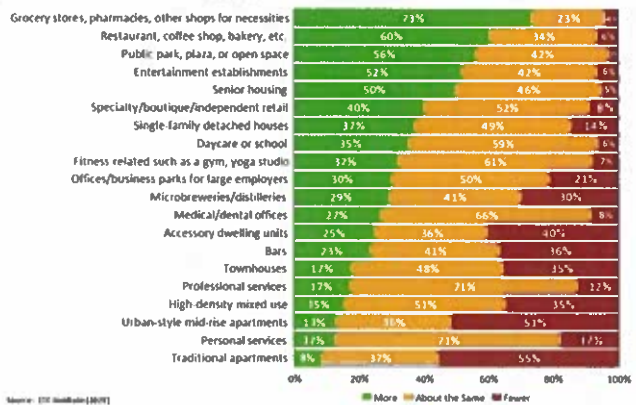


Source: CTC Institute (2021)

Other Findings

Q11. Residents' Opinion on Land Use. Should there be more, about the same, or fewer of the following types of places in the City?

by percentage of respondents who chose "more," "about the same," or "fewer" for each type of place (without "don't know")



Source: CTC Institute (2021)

Q23. Which of the following are your primary sources of information about City issues, services, and events?

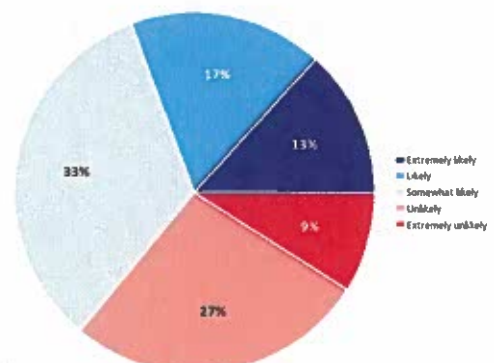
by percentage of respondents (multiple choices could be selected)



Source: CTC Institute (2021)

Q24. If the City were to budget additional funds to increase the board and commission meetings being streamed, how likely are you to utilize this service?

by percentage of respondents (without "don't know")



Source: CTC Institute (2021)

Summary

Summary

- **Residents Have a Positive Perception of the City**
 - 86% are very satisfied or satisfied with Waxahachie as a place to live
 - 83% are very satisfied or satisfied with Waxahachie place to raise children
- **Waxahachie Rates 26% Above the Texas Average and 24% Above the National Average in the Overall Quality of City Services**
- **Waxahachie Rates 34% Above the Texas Average and 31% Above the National Average in Customer Service from City Employees**
- **Top Community Priorities:**
 - Maintenance of City Streets
 - Communication with the Public
 - Enforcing Codes and Ordinances
 - Public Safety
 - Traffic Flow

Questions?

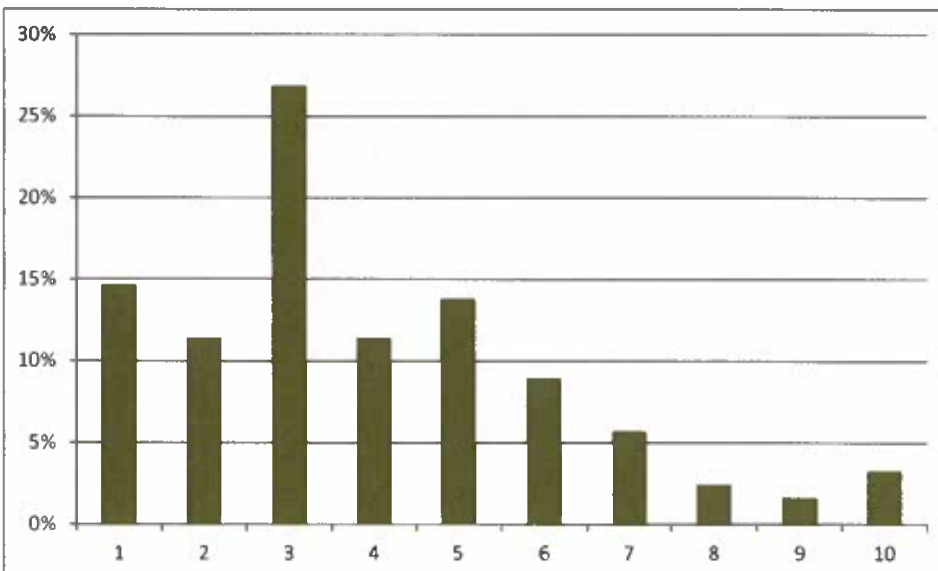
THANK YOU!!

SUMMER 2021 COMPREHENSIVE PLAN SURVEY

Waxahachie Comprehensive Plan: Community Assessment

1. CITIZEN ENGAGEMENT - On a scale of 1 to 10, how engaged are your community's citizens? **SCORE OF 1:** Few people vote. Even fewer attend public meetings. Few attempts are made to promote dialogue between community leaders and citizens. Most letters to the editor and social media posts on local issues have a tone of disillusionment, pessimism, and anger. In the past when people have given their input, they haven't seen results so they've given up trying. **SCORE OF 10:** Voter turnout is high. Public meetings and events attract a large and diverse crowd. Civic leaders communicate with citizens often and through various avenues. While not everyone agrees on the issues, there's plenty of spirited debate. There's a sense of optimism in the air, volunteerism is high, and neighbors reach out and help neighbors.

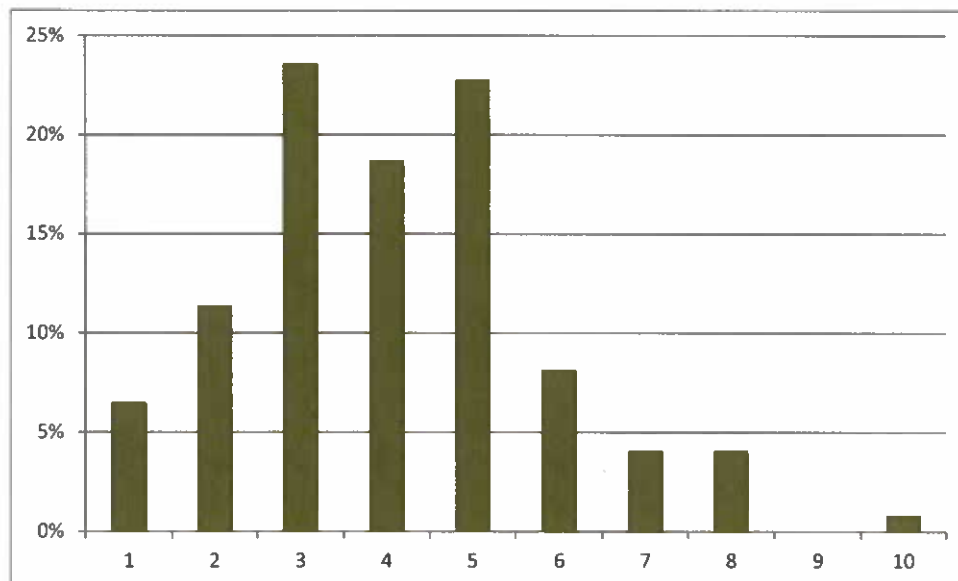
Answer Choices	Responses		
1	14.6%	18	18
2	11.4%	14	28
3	26.8%	33	99
4	11.4%	14	56
5	13.8%	17	85
6	8.9%	11	66
7	5.7%	7	49
8	2.4%	3	24
9	1.6%	2	18
10	3.3%	4	40
Answered		123	483 3.926829
Skipped		0	



Waxahachie Comprehensive Plan: Community Assessment

2. ABILITY TO KEEP TALENT AT HOME -On a scale of 1 to 10, how likely is it that young people will live and work in the community after graduating from high school or college? **SCORE OF 1:** Young people are very likely to leave home after graduation. There are few good jobs and little in the way of nightlife and entertainment. Many young people have already left, so there are few opportunities for a social life. **SCORE OF 10:** Young people often stay after they graduate high school, or move back home after college. There is no reason not to. Good jobs are plentiful. Downtown is thriving, with an abundance of cool restaurants, bars, and coffee shops. And young people have lots of opportunities to socialize—a healthy population of Millennials already lives here.

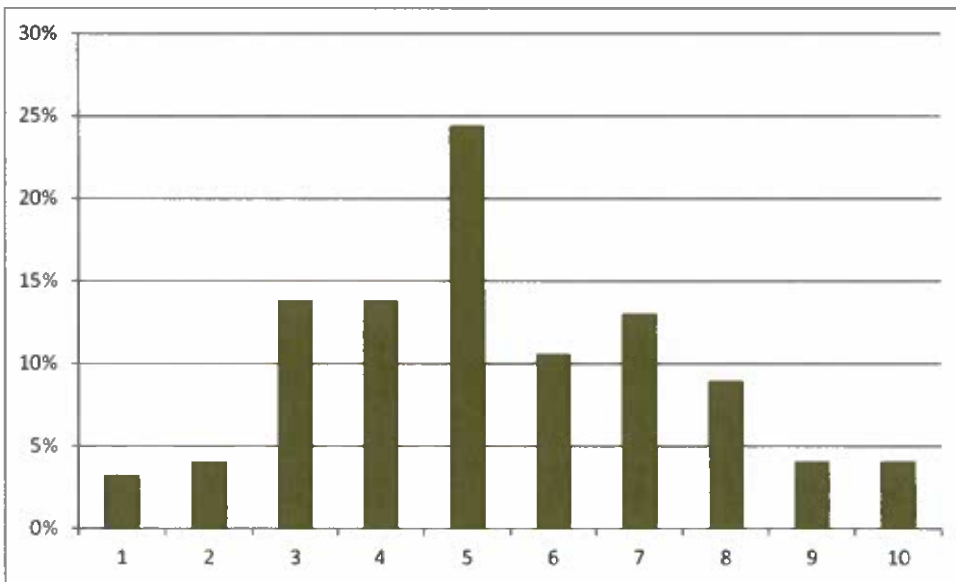
Answer Choices	Responses		
1	6.5%	8	8
2	11.4%	14	28
3	23.6%	29	87
4	18.7%	23	92
5	22.8%	28	140
6	8.1%	10	60
7	4.1%	5	35
8	4.1%	5	40
9	0.0%	0	0
10	0.8%	1	10
Answered		123	500 4.065041
Skipped		0	



Waxahachie Comprehensive Plan: Community Assessment

3. ABILITY TO ATTRACT NEW BUSINESSES/TALENT -On a scale of 1 to 10, how attractive is your town to new businesses and/or talent? **SCORE OF 1:**We struggle to attract business investment. We don't have the strong economy, education system, vibrant quality of life, or thriving population of young people that companies look for. As a result, we rely heavily on incentive deals, which don't always yield the desired results. **SCORE OF 10:** Companies compete to relocate here, and talent gravitates to us. We have strong schools, a great healthcare system, and great neighborhoods. We know our strengths and communicate them well to attract the kinds of businesses we want. In fact, we don't typically have to court investors. Growth here happens organically.

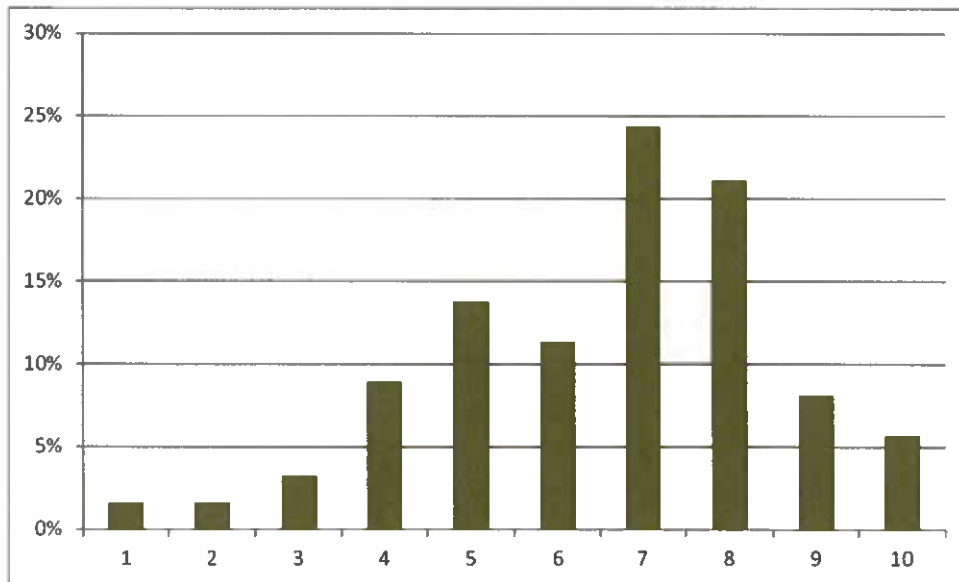
Answer Choices	Responses		
1	3.3%	4	4
2	4.1%	5	10
3	13.8%	17	51
4	13.8%	17	68
5	24.4%	30	150
6	10.6%	13	78
7	13.0%	16	112
8	8.9%	11	88
9	4.1%	5	45
10	4.1%	5	50
Answered		123	656 5.333333
Skipped		0	



Waxahachie Comprehensive Plan: Community Assessment

4. QUALITY OF EDUCATION - On a scale of 1 to 10, how strong is your education system? **SCORE OF 1:** We have high poverty rates and the low kindergarden readiness rates that go along with them. Not surprisingly, our high school graduation rates are low as well. Our schools do little to prepare graduates for the workforce, so it's tough to attract business investment. **SCORE OF 10:** Education is thriving. There's a strong focus on early childhood development and, as a result, kids enter kindergarden ready to learn. Twelve years down the road, our high school graduation rates reflect this. Our schools are on top of what it takes to prepare young people for the future, making our community attractive to all types of businesses that want to set up shop here.

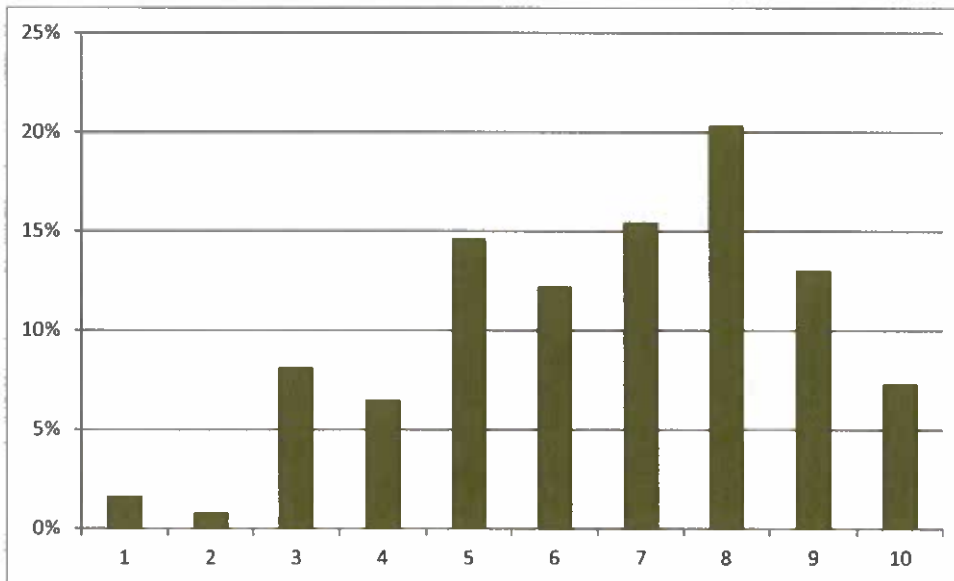
Answer Choices	Responses		
1	1.6%	2	2
2	1.6%	2	4
3	3.3%	4	12
4	8.9%	11	44
5	13.8%	17	85
6	11.4%	14	84
7	24.4%	30	210
8	21.1%	26	208
9	8.1%	10	90
10	5.7%	7	70
Answered		123	809 6.577236
Skipped		0	



Waxahachie Comprehensive Plan: Community Assessment

5. VIBRANCY OF DOWNTOWN - On a scale of 1 to 10, how vibrant is your downtown? **SCORE OF 1:**It's practically a ghost town. There are lots of boarded-up buildings, few restaurants and shops, and very little foot traffic. No one wants to live or work downtown. Weekends are dead, as people drive out of town en masse to dine and shop in other cities nearby.**SCORE OF 10:** There's always something going on downtown: a festival, a concert, a farmer's market. There are tons of places to eat, drink, and shop. Lots of (non-retail) small businesses are moving in too, and the housing market has exploded (it's especially popular with young people and empty-nesters). There's always new construction happening, and tax values are soaring.

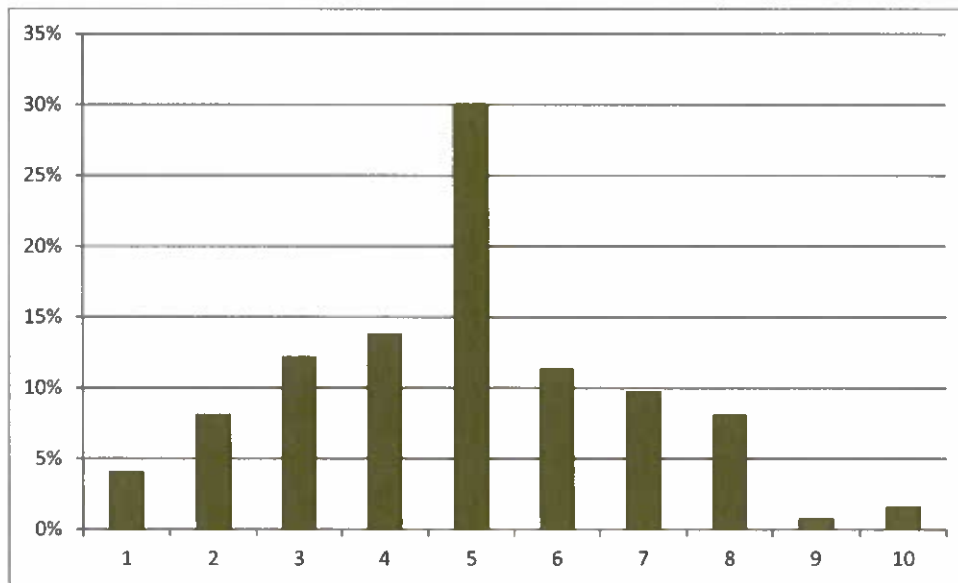
Answer Choices	Responses			
1	1.6%	2	2	
2	0.8%	1	2	
3	8.1%	10	30	
4	6.5%	8	32	
5	14.6%	18	90	
6	12.2%	15	90	
7	15.5%	19	133	
8	20.3%	25	200	
9	13.0%	16	144	
10	7.3%	9	90	
Answered		123	813	6.609756
Skipped		0		



Waxahachie Comprehensive Plan: Community Assessment

6. ABILITY TO GET WEALTH OFF THE SIDELINES -On a scale of 1 to 10, how successful are you at getting wealth off the sidelines and encouraging people to invest in the community? **SCORE OF 1:**Community philanthropy is almost nonexistent. There are citizens with the resources to invest, but no one helps them envision what they could help the community become.**SCORE OF 10:** Community philanthropy is thriving. Leaders are good at seeking out local sources of benevolent wealth and helping them see the value of investing locally. The satisfaction of helping make life better for everyone is the best ROI there is.

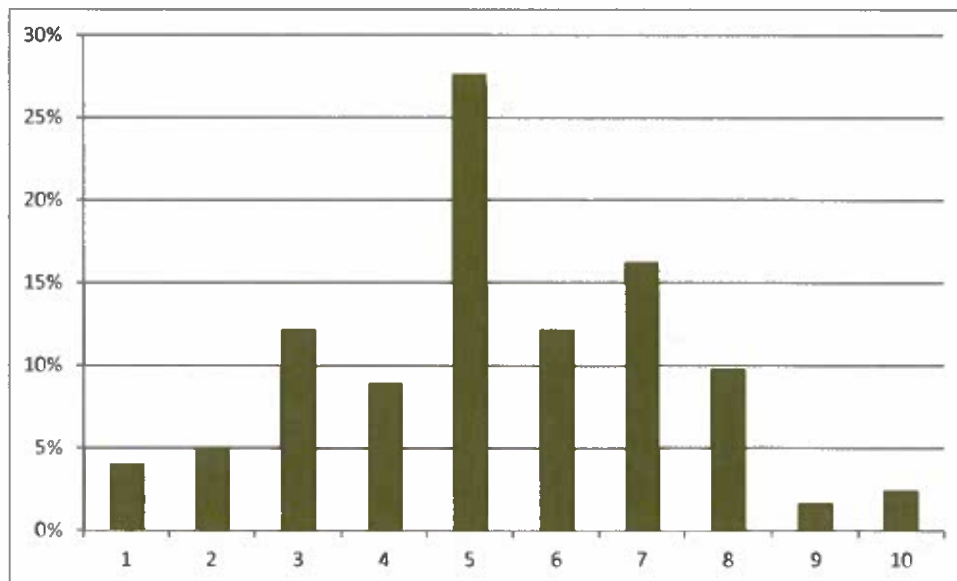
Answer Choices	Responses		
1	4.1%	5	5
2	8.1%	10	20
3	12.2%	15	45
4	13.8%	17	68
5	30.1%	37	185
6	11.4%	14	84
7	9.8%	12	84
8	8.1%	10	80
9	0.8%	1	9
10	1.6%	2	20
Answered		123	600 4.878049
Skipped		0	



Waxahachie Comprehensive Plan: Community Assessment

7. EASE OF DOING BUSINESS - On a scale of 1 to 10, how easy is it to create and run a small business in your community? **SCORE OF 1:** It's not easy at all. Request for Proposal (RFP) processes are murky and changeable. Government officials are inaccessible to entrepreneurs. Zoning rules are vague, and codes are inconsistently applied and enforced. Incompatible businesses are placed next to each other, and vacant buildings abound **SCORE OF 10:** Local government does a great job of establishing clear RFP criteria and processes, smart zoning laws, and unambiguous codes. Everyone knows what to expect. Rules and guidelines are consistently enforced. Officials are accessible and easy to work with. For all of these reasons, we're experiencing brisk economic growth.

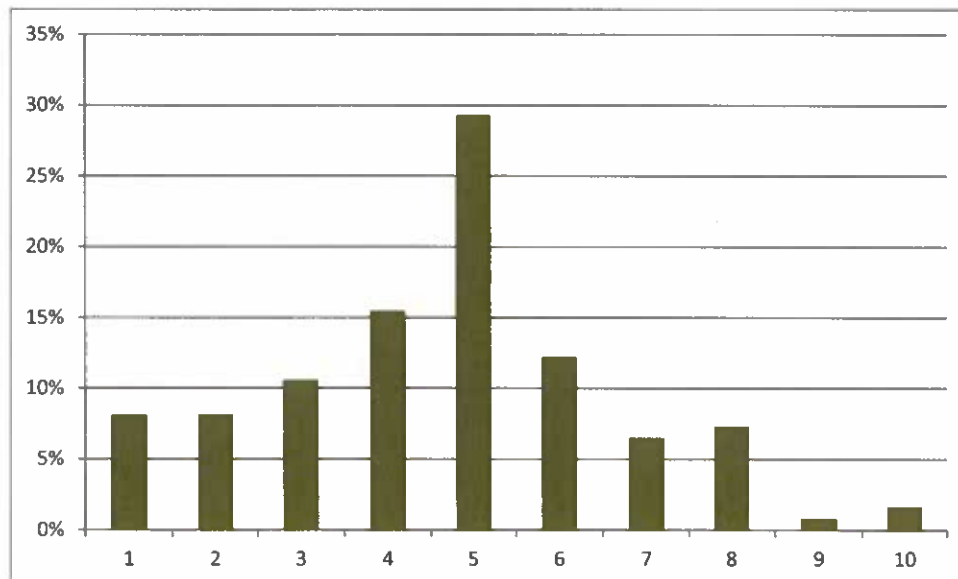
Answer Choices	Responses		
1	4.1%	5	5
2	4.9%	6	12
3	12.2%	15	45
4	8.9%	11	44
5	27.6%	34	170
6	12.2%	15	90
7	16.3%	20	140
8	9.8%	12	96
9	1.6%	2	18
10	2.4%	3	30
Answered		123	650 5.284553
Skipped		0	



Waxahachie Comprehensive Plan: Community Assessment

8. TRAINING AND DEVELOPMENT OF SMALL BUSINESS - On a scale of 1 to 10, how likely are small business owners to receive the training and development they need to thrive long-term? **SCORE OF 1:** There are few, if any, mentors or skill-building resources available to entrepreneurs. As a result, many new businesses fail within a few years. **SCORE OF 10:** Few entrepreneurs start out with strong business and leadership skills. That's why we make it a priority to provide the support and the resources they need. We have mentorship programs and regular training and development events in place. Local business leaders are galvanized and on fire to help each other and move the community toward vibrancy.

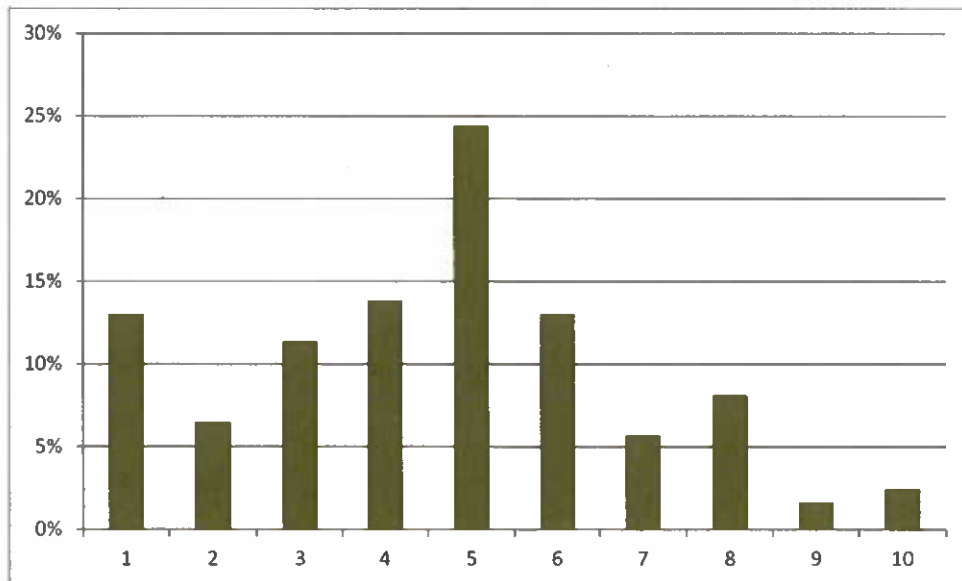
Answer Choices	Responses			
1	8.1%	10	10	
2	8.1%	10	20	
3	10.6%	13	39	
4	15.5%	19	76	
5	29.3%	36	180	
6	12.2%	15	90	
7	6.5%	8	56	
8	7.3%	9	72	
9	0.8%	1	9	
10	1.6%	2	20	
Answered		123	572	4.650407
Skipped		0		



Waxahachie Comprehensive Plan: Community Assessment

9. OBJECTIVE MEASUREMENT & TRACKING OF OUTCOMES -On a scale of 1 to 10, how proficient is your community at measuring, tracking, and reporting outcomes and results and making objective decisions based on them? **SCORE OF 1:** We don't have a good system in place to gather data and track the metrics that gauge the state of our community. As a result, we make decisions haphazardly, based on opinions or personal preferences rather than pressing problems we face. **SCORE OF 10:** We religiously measure and track our community's key indicators (graduation rates, per capita income, crime, etc.). We keep critical data updated and on a dashboard so we can see it at a glance. This allows us to share the facts with decision makers and citizens alike.

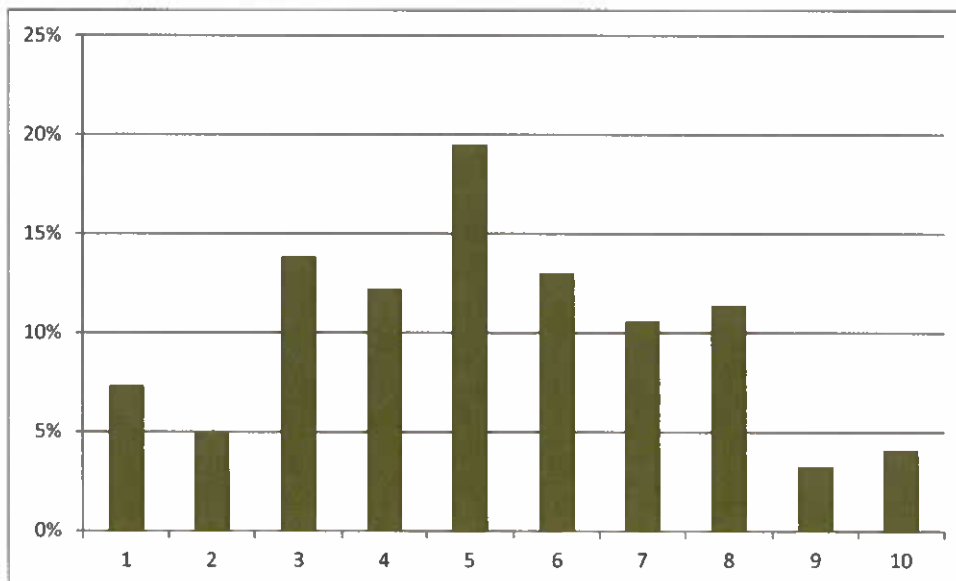
Answer Choices	Responses			
1	13.0%	16	16	
2	6.5%	8	16	
3	11.4%	14	42	
4	13.8%	17	68	
5	24.4%	30	150	
6	13.0%	16	96	
7	5.7%	7	49	
8	8.1%	10	80	
9	1.6%	2	18	
10	2.4%	3	30	
Answered		123	565	4.593496
Skipped		0		



Waxahachie Comprehensive Plan: Community Assessment

10. ALIGNMENT OF LOCAL GOVERNMENT ENTITIES - On a scale of 1 to 10, to what extent are local government entities aligned and successful at working together to create a better quality of life for your community? **SCORE OF 1:** They are not aligned at all. Various departments are siloed in their goal-setting and decision-making. For example, the EDC ignores crucial quality of life factors such as the state of education or healthcare in the community. Therefore little progress is made. **SCORE OF 10:** Government leaders do a great job of bringing together various departments to work toward common goals. Leaders share data and regularly communicate and collaborate with each other. There is a strong sense among citizens that government officials are working hard to create a better quality of life inside the community.

Answer Choices	Responses		
1	7.3%	9	9
2	4.9%	6	12
3	13.8%	17	51
4	12.2%	15	60
5	19.5%	24	120
6	13.0%	16	96
7	10.6%	13	91
8	11.4%	14	112
9	3.3%	4	36
10	4.1%	5	50
Answered		123	637 5.178862
Skipped		0	



Waxahachie Comprehensive Plan: Community Assessment

11. In a short (1-5 word) phrase, please describe what you feel the city's biggest opportunity to improve is.

Answered 123
Skipped 0

Respondents	Response Date	Responses
1	Aug 29 2021 08:08 PM	Control growth
2	Aug 23 2021 10:05 AM	Managing growth better
3	Aug 19 2021 10:38 AM	Improve traffic and education
4	Aug 17 2021 08:37 PM	Redirect growth away from highway 77
5	Aug 17 2021 02:39 AM	Retail and roads
6	Aug 16 2021 11:20 PM	Retail
7	Aug 16 2021 12:58 PM	Change Administration
8	Aug 16 2021 09:39 AM	More places/activities for teens; Truly HEALTHY food options
9	Aug 16 2021 09:02 AM	Improve current infrastructure structure - roads!
10	Aug 15 2021 02:50 PM	The city needs to attract white collar jobs.
11	Aug 15 2021 01:18 PM	We are a growing community. With the added population comes more traffic.
12	Aug 15 2021 10:53 AM	Better improved schools and more and better pay for teachers
13	Aug 15 2021 09:43 AM	Grocery store
14	Aug 15 2021 09:19 AM	restrain property taxes
15	Aug 15 2021 08:33 AM	Building our infrastructure to support the growth they are allowing.
16	Aug 15 2021 04:30 AM	Communication, better roads, new businesses
17	Aug 14 2021 10:21 PM	Make it easier for businesses to thrive in the downtown area
18	Aug 14 2021 09:50 PM	Making the downtown area an attractive Destination for out of towners to visit
19	Aug 14 2021 09:25 PM	I'm not sure
20	Aug 14 2021 08:42 PM	More opportunities for youth
21	Aug 14 2021 08:36 PM	To big to fast
22	Aug 14 2021 07:48 PM	To get more parking downtown to support small businesses and empty these empty reserved parking lots
23	Aug 14 2021 07:32 PM	More affordable housing for seniors, better traffic control
24	Aug 14 2021 06:58 PM	Improve infrastructure
25	Aug 14 2021 06:28 PM	lower property/ school taxes
26	Aug 14 2021 06:06 PM	Make sure infrastructure keeps up with growth.
27	Aug 14 2021 02:16 PM	Bring more retail/grocery store businesses.
28	Aug 14 2021 01:48 PM	Less houses and more infrastructure

29	Aug 14 2021 10:33 AM	Traffic flow of Hwy 77. All new p&z board. Infrastructure first before development
30	Aug 14 2021 10:02 AM	No more housing developments
31	Aug 14 2021 09:42 AM	Incentivize investment so traffic congestion can be relieved
32	Aug 14 2021 09:20 AM	287/35 under bridge nightmare
33	Aug 13 2021 03:08 PM	No entertainment destinations
34	Aug 13 2021 01:54 PM	customer service
35	Aug 13 2021 01:50 PM	Improve hwy 77 (Ferris St.) traffic flow.
36	Aug 13 2021 12:20 PM	Better pay
37	Aug 13 2021 12:07 PM	Communication between citizens and local government
38	Aug 13 2021 12:01 PM	More grocery stores and restaurants
39	Aug 13 2021 11:58 AM	Overall, attract new businesses
40	Aug 13 2021 11:54 AM	Quite a bit of growth is planned, including thousands of new homes and citizens. Is there a plan to create water to supply these new homes, businesses and citizens?
41	Aug 13 2021 05:12 AM	social life (Restaurants, Bars, Shopping centers)
42	Aug 12 2021 09:05 PM	Traffic flow, sidewalks, public parks
43	Aug 12 2021 01:09 PM	Accountability
44	Aug 12 2021 11:09 AM	Replacing old deteriorating infrastructure
45	Aug 12 2021 11:08 AM	City PR and community involvement is lacking
46	Aug 12 2021 08:12 AM	communication
47	Aug 12 2021 08:02 AM	Infrastructure
48	Aug 12 2021 03:12 AM	Stop filling the town with too many people
49	Aug 12 2021 12:48 AM	Housing
50	Aug 11 2021 08:09 PM	Traffic patterns
51	Aug 11 2021 07:10 PM	family entertainment option
52	Aug 11 2021 06:40 PM	Ask the tax payers what we want in our community. Like less apartments!!!
53	Aug 11 2021 06:18 PM	Improve infrastructure, enforcement of existing city codes
54	Aug 11 2021 04:54 PM	Youth activities facilities.
55	Aug 11 2021 04:46 PM	Don't property tax people out of their homes
56	Aug 11 2021 04:40 PM	Stop the ridiculous housing growth!!!!
57	Aug 11 2021 02:59 PM	Listening and communication with citizens
58	Aug 11 2021 02:57 PM	Downtown business
59	Aug 11 2021 02:43 PM	Code compliance, cleanliness, education
60	Aug 11 2021 01:00 PM	Keep doing a great job!
61	Aug 11 2021 12:33 PM	Community involvement
62	Aug 11 2021 11:27 AM	Clean the downtown area up our courthouse is awesome the surrounding area is kinda junky
63	Aug 11 2021 10:50 AM	Work together for everyone.
64	Aug 11 2021 10:50 AM	Parks and recreation
65	Aug 11 2021 10:37 AM	Very bad traffic on 77.
66	Aug 11 2021 10:13 AM	Diversity equality

67	Aug 11 2021 10:04 AM	more industry, less housing
68	Aug 11 2021 09:52 AM	Youth involvement
69	Aug 11 2021 09:46 AM	Control housing/apartment growth
70	Aug 11 2021 09:36 AM	More voter turn out for local elections
71	Aug 11 2021 09:09 AM	Waxahachie will always have the horse behind the cart if it doesn't update infrastructure before allowing developers to build the subpar housing they do.
72	Aug 11 2021 08:48 AM	not becoming Frisco, keeping charm
73	Aug 11 2021 08:18 AM	Lower property taxes and road repair
74	Aug 11 2021 08:11 AM	Lower taxes!!
75	Aug 11 2021 08:10 AM	More vibrant downtown area.
76	Aug 11 2021 07:55 AM	roads, tax rate, responsible spending
77	Aug 11 2021 07:31 AM	Infrastructure and traffic control
78	Aug 11 2021 07:23 AM	Work together
79	Aug 11 2021 06:12 AM	Creating a shared vision for the future
80	Aug 11 2021 06:05 AM	Improve the terrible streets
81	Aug 10 2021 10:40 PM	We need more events/entertainment downtown.
82	Aug 10 2021 10:31 PM	Slowly seeing progress
83	Aug 10 2021 10:24 PM	More grocery/department stores
84	Aug 10 2021 10:14 PM	Lower property taxes too high.
85	Aug 10 2021 10:10 PM	Infrastructure
86	Aug 10 2021 09:20 PM	Infrastructure
87	Aug 10 2021 09:18 PM	Another grocery store
88	Aug 10 2021 09:11 PM	Tighter control of house building
89	Aug 10 2021 08:58 PM	Traffic and/or infrastructure
90	Aug 10 2021 08:49 PM	Grocery stores needed
91	Aug 10 2021 08:37 PM	Improve roads and manage growth
92	Aug 10 2021 07:52 PM	Entertainment;
93	Aug 10 2021 07:50 PM	Attracting white collar jobs
94	Aug 10 2021 07:42 PM	Restaurants
95	Aug 10 2021 07:20 PM	Roads
96	Aug 10 2021 07:01 PM	Infrastructure improvement
97	Aug 10 2021 05:49 PM	Engaging citizens
98	Aug 10 2021 05:23 PM	Provide infrastructure to improve traffic patterns.
99	Aug 10 2021 05:09 PM	Roads. Capping growth until we can handle it
100	Aug 10 2021 04:58 PM	Go back to what Waxahachie used to be.
101	Aug 10 2021 04:35 PM	property taxes
102	Aug 10 2021 04:32 PM	Services like grocery stores, restaurants, and entertainment.
103	Aug 10 2021 04:31 PM	More large restaurants available
104	Aug 10 2021 03:57 PM	It needs better infrastructure.
105	Aug 10 2021 03:55 PM	Roads and police presence
106	Aug 10 2021 03:27 PM	Stop housing development.
107	Aug 10 2021 03:10 PM	We need to allow local candidates from outside ETJ proper

108	Aug 10 2021 03:10 PM	More Diverse and Higher Quality Housing
109	Aug 10 2021 03:09 PM	Inclusion
110	Aug 10 2021 02:35 PM	Construction is inconvenient
111	Aug 10 2021 02:29 PM	Lowering property taxes and spending
112	Aug 10 2021 02:11 PM	Streets
113	Aug 10 2021 02:08 PM	Think beyond rooftops, stagger growth.
114	Aug 10 2021 02:00 PM	Infrastructure and police force expansion
115	Aug 10 2021 01:48 PM	strategic development and roadways
116	Aug 10 2021 01:37 PM	Wisely let go of some traditions.
117	Aug 10 2021 01:35 PM	Prioritize function over form, thrifty
118	Aug 10 2021 01:29 PM	Most people agree that the historic character of Waxahachie is one of the big things that makes our city special and unique... we need to preserve it.
119	Aug 10 2021 01:16 PM	New retail business, improve streets
120	Aug 10 2021 01:16 PM	More grocery options, north side traffic lights
121	Aug 10 2021 11:14 AM	Love my town!
122	Aug 10 2021 10:50 AM	Slow explosive growth
123	Aug 10 2021 10:34 AM	Transportation, roads, schools

Waxahachie Comprehensive Plan: Community Assessment

12. In a short (1-5 word) phrase, please describe what you feel the city's biggest challenge is.

Answered

123

Skipped

0

Respondents	Response Date	Responses
1	Aug 29 2021 08:08 PM	Revitalizing downtown
2	Aug 23 2021 10:05 AM	Managing growth better
3	Aug 19 2021 10:38 AM	Traffic, education & segregation
4	Aug 17 2021 08:37 PM	Infrastructure
5	Aug 17 2021 02:39 AM	Roads and healthy lifestyle choices
6	Aug 16 2021 11:20 PM	Lack of enough police to show their presence throughout the city.
7	Aug 16 2021 12:58 PM	Getting rid of Administration
8	Aug 16 2021 09:39 AM	Communication
9	Aug 16 2021 09:02 AM	TRAFFIC and too many new cluster homes
10	Aug 15 2021 02:50 PM	Corruption & lack of integrity in local politicians
11	Aug 15 2021 01:18 PM	Growth
12	Aug 15 2021 10:53 AM	Growing to fast
13	Aug 15 2021 09:43 AM	Grocery store
14	Aug 15 2021 09:19 AM	turning into Hillsboro via high property taxes
15	Aug 15 2021 08:33 AM	Building our infrastructure to support the growth they are allowing.
16	Aug 15 2021 04:30 AM	Road infrastructure
17	Aug 14 2021 10:21 PM	Managing explosive growth
18	Aug 14 2021 09:50 PM	Getting rid of dilapidated housing
19	Aug 14 2021 09:25 PM	Not enough grocery stores
20	Aug 14 2021 08:42 PM	Old white status quo
21	Aug 14 2021 08:36 PM	Growing to quickly
22	Aug 14 2021 07:48 PM	S elm construction
23	Aug 14 2021 07:32 PM	Growth is too fast
24	Aug 14 2021 06:58 PM	Infrastructure and traffic flow 77
25	Aug 14 2021 06:28 PM	city government for the poor
26	Aug 14 2021 06:06 PM	Managing growth.
27	Aug 14 2021 02:16 PM	Older City council members
28	Aug 14 2021 01:48 PM	Citizens input
29	Aug 14 2021 10:33 AM	Attracting white collar business. Traffic flow of Hwy 77.
30	Aug 14 2021 10:02 AM	High property taxes and traffic
31	Aug 14 2021 09:42 AM	Need more thoroughfares to spread business away from 77.

32	Aug 14 2021 09:20 AM	Layout of roads
33	Aug 13 2021 03:08 PM	High density areas
34	Aug 13 2021 01:54 PM	growth
35	Aug 13 2021 01:50 PM	Keeping up with the growth.
36	Aug 13 2021 12:20 PM	Bringing in good employees
37	Aug 13 2021 12:07 PM	Educating residents in a world full of information
38	Aug 13 2021 12:01 PM	Traffic control
39	Aug 13 2021 11:58 AM	Open mindedness
40	Aug 13 2021 11:54 AM	Not enough higher pay jobs.
41	Aug 13 2021 05:12 AM	Infrastructure
42	Aug 12 2021 09:05 PM	Overly rapid growth
43	Aug 12 2021 01:09 PM	Accountability and productivity
44	Aug 12 2021 11:09 AM	handling exploding growth
45	Aug 12 2021 11:08 AM	City staff is not friendly and doesn't work well with others
46	Aug 12 2021 08:12 AM	"not my job" attitude
47	Aug 12 2021 08:02 AM	Traffic
48	Aug 12 2021 03:12 AM	No shopping diversity and not enough grocery stores to accommodate us.
49	Aug 12 2021 12:48 AM	Entertainment
50	Aug 11 2021 08:09 PM	Traffic
51	Aug 11 2021 07:10 PM	Small town mindset
52	Aug 11 2021 06:40 PM	Taxes are way to high.
53	Aug 11 2021 06:18 PM	Making sure city can support the population growth
54	Aug 11 2021 04:54 PM	Traffic Congestion
55	Aug 11 2021 04:46 PM	Property taxing long-standing citizens out of their homes
56	Aug 11 2021 04:40 PM	Reversing bad decisions..too late
57	Aug 11 2021 02:59 PM	Demonstrating genuine care for citizens
58	Aug 11 2021 02:57 PM	Congestion, spending
59	Aug 11 2021 02:43 PM	Out of control growth
60	Aug 11 2021 01:00 PM	People trying to stay small
61	Aug 11 2021 12:33 PM	Growth
62	Aug 11 2021 11:27 AM	Infrastructure
63	Aug 11 2021 10:50 AM	Streets, water supply
64	Aug 11 2021 10:50 AM	Slowing growth to match infrastructure.
65	Aug 11 2021 10:37 AM	Need a grocery store north of 287.
66	Aug 11 2021 10:13 AM	Diversity
67	Aug 11 2021 10:04 AM	keeping up with growth
68	Aug 11 2021 09:52 AM	Traffic
69	Aug 11 2021 09:46 AM	Too much growth too soon
70	Aug 11 2021 09:36 AM	Property tax rate too high
71	Aug 11 2021 09:09 AM	Not becoming just a commuter city

72	Aug 11 2021 08:48 AM	infrastructure, intentional growth, keeping charm
73	Aug 11 2021 08:18 AM	Overpopulation
74	Aug 11 2021 08:11 AM	Uncontrolled growth
75	Aug 11 2021 08:10 AM	Good old boy culture.
76	Aug 11 2021 07:55 AM	Need to focus on families ie rec center
77	Aug 11 2021 07:31 AM	catching up to growth
78	Aug 11 2021 07:23 AM	Division
79	Aug 11 2021 06:12 AM	Engagement and understanding for new folks
80	Aug 11 2021 06:05 AM	The amount of beggars
81	Aug 10 2021 10:40 PM	Traffic
82	Aug 10 2021 10:31 PM	Accommodating growth. We need grocery stores
83	Aug 10 2021 10:24 PM	Traffic
84	Aug 10 2021 10:14 PM	More cell towers & tornado sirens
85	Aug 10 2021 10:10 PM	Population
86	Aug 10 2021 09:20 PM	Infrastructure
87	Aug 10 2021 09:18 PM	A new high school.
88	Aug 10 2021 09:11 PM	Traffic through town
89	Aug 10 2021 08:58 PM	Traffic and infrastructure
90	Aug 10 2021 08:49 PM	Traffic and traffic control
91	Aug 10 2021 08:37 PM	Losing small town feel
92	Aug 10 2021 07:52 PM	Infrastructure, hwy 77/ferris, too many houses too quickly
93	Aug 10 2021 07:50 PM	Lack of major white collar employer
94	Aug 10 2021 07:42 PM	Overpopulation
95	Aug 10 2021 07:20 PM	Crowds. Too many people
96	Aug 10 2021 07:01 PM	Infrastructure
97	Aug 10 2021 05:49 PM	"Old buddy" system
98	Aug 10 2021 05:23 PM	Lack of plan for infrastructure..
99	Aug 10 2021 05:09 PM	Too many people for our roads, stores ect.
100	Aug 10 2021 04:58 PM	School quality is low
101	Aug 10 2021 04:35 PM	Far too much rental property.
102	Aug 10 2021 04:32 PM	overdevelopment without infrastructure to support
103	Aug 10 2021 04:31 PM	Traffic.
104	Aug 10 2021 03:57 PM	Adequate infrastructure for the new growth
105	Aug 10 2021 03:55 PM	Growth needs to be slowed to allow infrastructure to catch up.
106	Aug 10 2021 03:27 PM	Too much growth with no infrastructure
107	Aug 10 2021 03:10 PM	Too much population growth.
108	Aug 10 2021 03:10 PM	Overcrowding and lack of green spaces
		Fiscally responsible growth. Diversified tax base

109	Aug 10 2021 03:09 PM	Economic Plannning-Infrastructure for growth
110	Aug 10 2021 02:35 PM	Infrastructure
111	Aug 10 2021 02:29 PM	Retaining graduates of WISD
112	Aug 10 2021 02:11 PM	waste of funds
113	Aug 10 2021 02:08 PM	Enforcing existing development codes
114	Aug 10 2021 02:00 PM	Modernization of infrastructure and buildings
115	Aug 10 2021 01:48 PM	TXDot and the public
116	Aug 10 2021 01:37 PM	Long-time residents don't want to change/grow
117	Aug 10 2021 01:35 PM	traffic needs to flow
118	Aug 10 2021 01:29 PM	Traffic issues
119	Aug 10 2021 01:16 PM	Traffic , attract new business ie. grocery store
120	Aug 10 2021 01:16 PM	Traffic
121	Aug 10 2021 11:14 AM	Streets
122	Aug 10 2021 10:50 AM	Explosive growth (housing)
123	Aug 10 2021 10:34 AM	Politicians

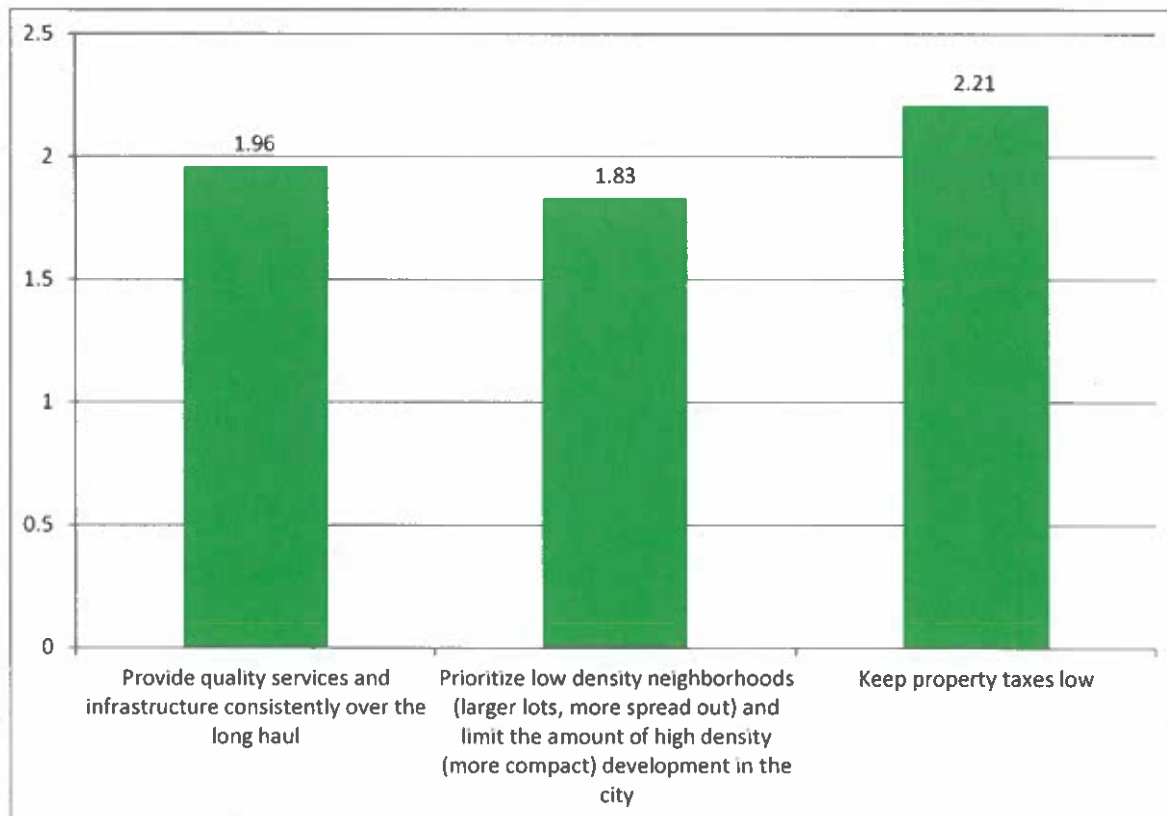
Waxahachie Comprehensive Plan: Community Assessment

13. Please rank the following in order of importance to you on a scale from 1 to 3 (scale of 1 = Most important → scale of 3 = least important)

Raking (scale 1 → 3)	1		2		3		Total	Weighted Score
Provide quality services and infrastructure consistently over the long haul	32%	39	33%	40	36%	44	123	1.96
Prioritize low density neighborhoods (larger lots, more spread out) and limit the amount of high density (more compact) development in the city	24%	29	36%	44	41%	50	123	1.83
Keep property taxes low	45%	55	32%	39	24%	29	123	2.21
							Answers Skipped	123 0

The table above provides the results from the survey question. The chart below uses the "weighted score" to show the element ranked the highest. Based on the survey results, respondents ranked "keeping property taxes low" the highest, and ranked "prioritizing low density neighborhoods" the lowest.

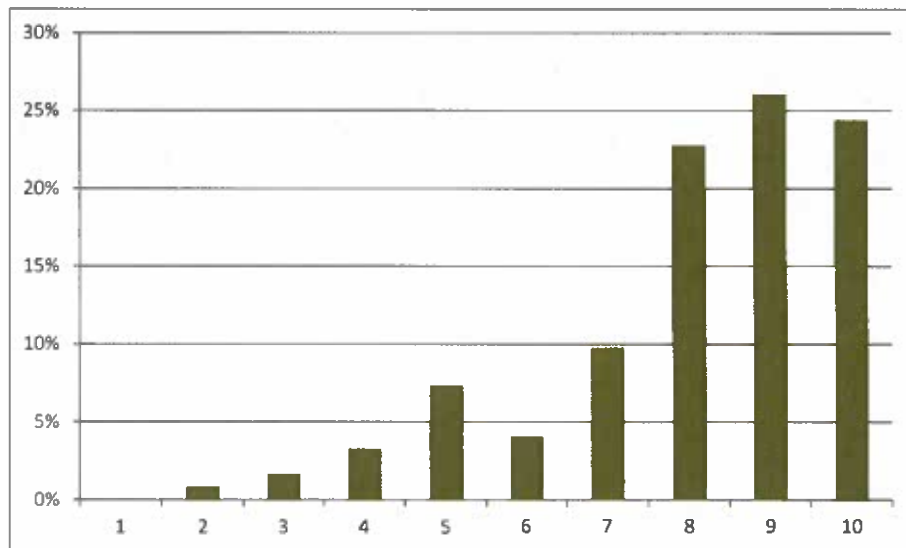
FYI - The weighted score is calculated by assigning a value of 3 to elements ranked "1", assigning a value of 2 for elements ranked "2", and assigning a value of 1 for elements ranked "3".



Waxahachie Comprehensive Plan: Community Assessment

14. On a scale of 1 to 10, with 10 being the most committed, how committed are you to making your community the best it can be?

Answer Choices	Responses	Responses
1	0.0%	0
2	0.8%	1
3	1.6%	2
4	3.3%	4
5	7.3%	9
6	4.1%	5
7	9.8%	12
8	22.8%	28
9	26.0%	32
10	24.4%	30
If you rated your commitment an 8 or below, what is needed to move it into the 9 to 10 range?		24
Answered		123
Skipped		0



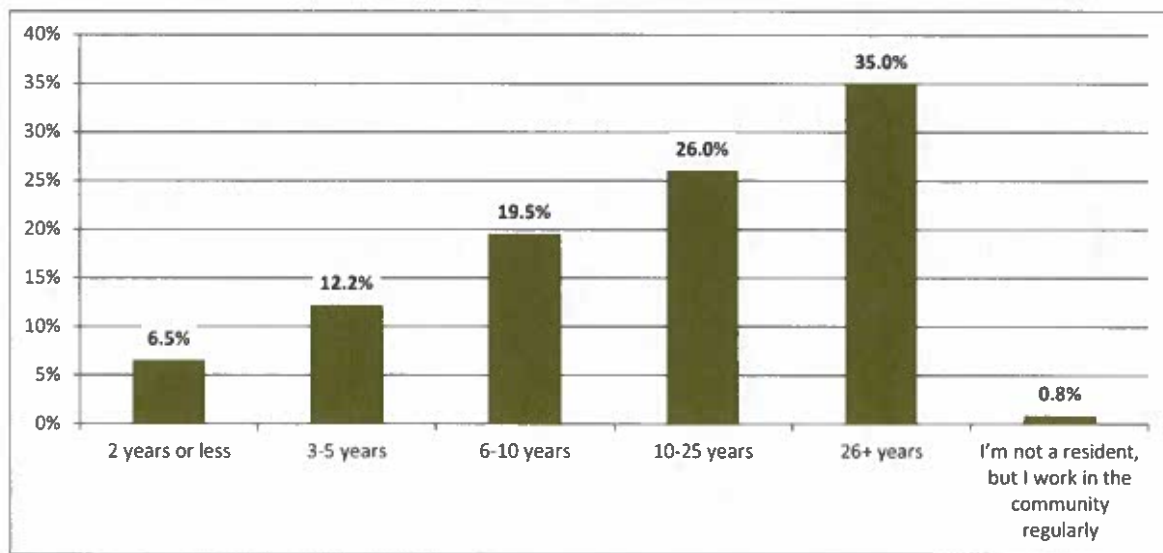
Respondents	Response Date	If you rated your commitment an 8 or below, what is needed to move it into the 9 to 10 range?
1	Aug 16 2021 12:58 PM	New leadership. The people in charge of this once great little town are now concerned about their pocketbooks instead of their citizens.
2	Aug 16 2021 09:02 AM	Current leaders need to stop being so damn greedy and quit raising taxes. This is NOT highland park. This is Waxahachie, a known country town that is losing its charm by its rapid growth and failing infrastructure
3	Aug 15 2021 09:19 AM	A sense that citizenry is calling the shots and not banks and big businesses.
4	Aug 14 2021 06:58 PM	More opportunity to take an active part in things.
5	Aug 14 2021 06:28 PM	im disabled, hard to get out, esp with covid

6	Aug 14 2021 09:20 AM	I have been consistent in trying to become a part of our educational system and get involved with the community. I was told Waxahachie is very "tight" community. 6+ yrs. no interview. 20 yrs in education.
7	Aug 13 2021 11:58 AM	For me it's about welcoming new businesses. Why not have multiple grocery stores, more diverse food establishments, not just warehouse and/or industrial jobs. You want more educated folks here, then provide the business opportunities for them. Infrastructure - Hwy 77 is a nightmare to navigate and is getting worse.
8	Aug 12 2021 01:09 PM	Have city and board persons listen and respond to what the public wants and not special interest.
9	Aug 11 2021 07:10 PM	Clear plan from leadership
10	Aug 11 2021 06:40 PM	Made to feel I can make a difference.
11	Aug 11 2021 10:50 AM	We are both in our 80's and served for many years so can't do much more now.
12	Aug 11 2021 10:04 AM	to serve on board or committee
13	Aug 11 2021 09:36 AM	More diversity - still segregated
14	Aug 11 2021 09:09 AM	Leaving area allergies
15	Aug 11 2021 07:23 AM	Work towards attracting industries and businesses that offer more white-collar jobs.
16	Aug 11 2021 06:05 AM	The city actually listening to the communities desires
17	Aug 10 2021 07:50 PM	More professionals to engage instead of short term closed minded thinkers.
18	Aug 10 2021 05:49 PM	If I were younger, I'd be much more involved
19	Aug 10 2021 04:58 PM	Common sense by city leaders. Stop allowing cheap, uninsulated, ghetto housing to be built.
20	Aug 10 2021 03:27 PM	The insane population growth makes me want to leave this place I was born and raised.
21	Aug 10 2021 03:10 PM	I need to feel like my input is being heard. Right now I feel like no one is listening to what the citizens who have lived here long term want for their community. Waxahachie is great and everyone wants to move here, but if you aren't listening to the people who made it great to begin with, it won't stay that way for long.
22	Aug 10 2021 02:29 PM	Change in view, we should tax less and be open more
23	Aug 10 2021 02:08 PM	Knowing that my input will be heard and taken into consideration.
24	Aug 10 2021 10:50 AM	Electing officials that care about the citizens that live here

Waxahachie Comprehensive Plan: Community Assessment

15. How long have you lived in the community?

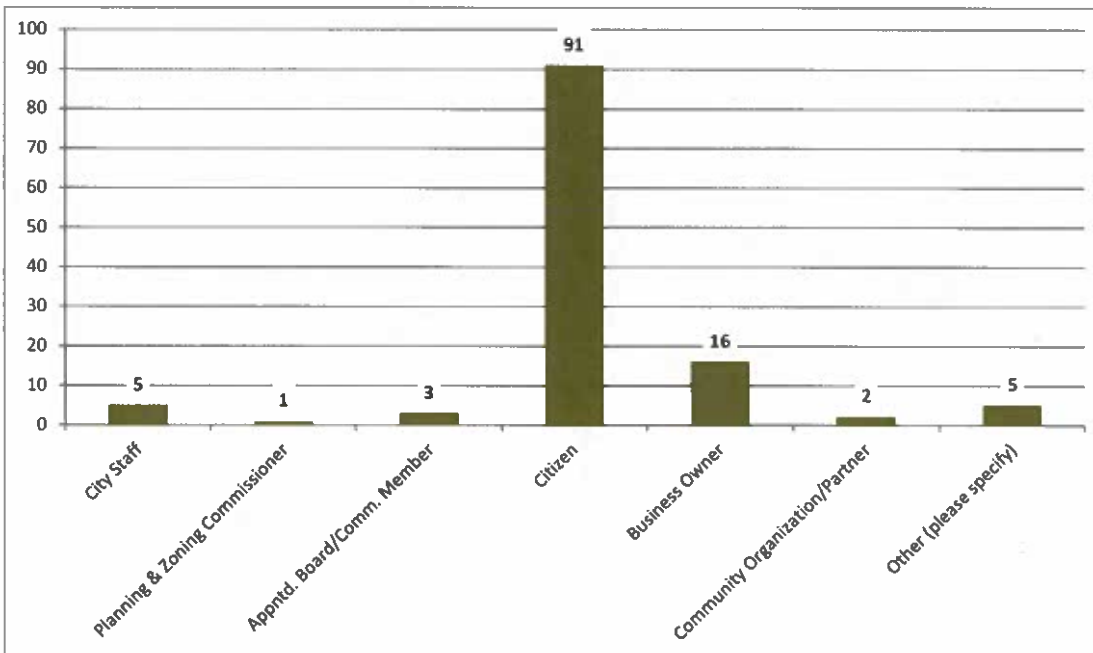
Answer Choices	Responses	
2 years or less	6.5%	8
3-5 years	12.2%	15
6-10 years	19.5%	24
10-25 years	26.0%	32
26+ years	35.0%	43
I'm not a resident, but I work in the community regularly	0.8%	1
Answered		123
Skipped		0



Waxahachie Comprehensive Plan: Community Assessment

16. Please identify your role in the community. (If you're a citizen and one of the other options, please select the non-citizen option)

Answer Choices	Responses	
Elected Official (City Council)	0.0%	0
City Staff	4.1%	5
Planning & Zoning Commissioner	0.8%	1
CPAC - Citizen Member	0.0%	0
Appointed Board/Committee Member (not P&Z or CPAC)	2.4%	3
Citizen	74.0%	91
Business Owner	13.0%	16
Local Developer	0.0%	0
Community Organization/Partner	1.6%	2
Other (please specify)	4.1%	5
		123
	Answered	
	Skipped	0



Respondents	Response Date	Other (please specify)	Tags
	1 Aug 14 2021 09:50 PM	Pastor	
	2 Aug 14 2021 06:06 PM	Volunteer - Habitat for Humanity Board	
	3 Aug 10 2021 03:10 PM	Multiple board positions	
	4 Aug 10 2021 02:00 PM	Resident	
	5 Aug 10 2021 01:48 PM	Citizen, business owner, board member	

NOTE: Questions 17-18 were omitted from the survey results because they included personal information, such as the respondent's name and contact information.





City of Waxahachie
2023 COMPREHENSIVE PLAN

401 S Rogers Street
Waxahachie, Texas 75165

(9)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WAXAHACHIE, TEXAS, ADOPTING THE 2023 COMPREHENSIVE PLAN TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Waxahachie retained a professional planning consultant to assist in the preparation of the 2023 Comprehensive Plan for the City; and

WHEREAS, the City Council, Planning and Zoning Commission, and members of the community served as the Comprehensive Plan Advisory Committee (CPAC) to guide in the preparation of the 2023 Comprehensive Plan for the City of Waxahachie; and

WHEREAS, the Comprehensive Plan Advisory Committee (CPAC) reviewed and studied recommendations made by the planning consultant for the 2023 Comprehensive Plan; and

WHEREAS, the Comprehensive Plan Advisory Committee (CPAC) recommended the 2023 Comprehensive Plan to the Planning and Zoning Commission; and

WHEREAS, the Planning and Zoning Commission recommended the 2023 Comprehensive Plan to the City Council on February 28, 2023; and

WHEREAS, the City Council conducted a public hearing held on March 6, 2023, in which notice of the meeting was posted, where major issues about the 2023 Comprehensive Plan were presented, and all persons were given the opportunity to present verbal and written testimony; and

WHEREAS, the City Council considered this testimony, and on March 6, 2023, the City Council approved the Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS:

SECTION 1: That the 2023 Comprehensive Plan replaces the 2016 Comprehensive Plan, including the Future Land Use Plan and Thoroughfare Plan, and all the maps, which are attached hereto and incorporated herein for all purposes is hereby adopted by the City Council as a guide and public policy.

SECTION 2: That the 2023 Comprehensive Plan is intended to constitute the Comprehensive or Master Plan of the City of Waxahachie, Texas, for all matters relating to long-range guidance relative to zoning decisions, land subdivision, thoroughfare construction, park and recreation planning, and growth management.

SECTION 3: That it is hereby officially found and determined that the meeting at which this Ordinance is passed was properly noticed and open to the public as required by law.

SECTION 4: That this Ordinance shall become effective on and after its passage and approval.

SECTION 5: Provisions Cumulative; Conflicts. This ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City of Waxahachie, and this ordinance shall not

(9)

operate to repeal or affect any of such other ordinances except in so far as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any in such other ordinance or ordinances are hereby superseded.

SECTION 6: Severability. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional, such holding shall not affect the validity of any other section, sentence, clause or phrase of the remaining portions of this ordinance.

SECTION 7: Effective Date. This ordinance shall become effective immediately.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, ON THIS THE 6TH DAY OF MARCH, 2023.

MAYOR

ATTEST:

CITY SECRETARY

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-157-2022



MEETING DATE(S)

Planning & Zoning Commission: February 28, 2023

City Council: March 6, 2023

CAPTION

Public Hearing on a request by Royce Barrington, N3 Commercial Real Estate, for a **Specific Use Permit (SUP)** for an Automotive Care Center use within the General Retail District (GR), a zoning district located approximately 875 feet south of Butcher Road on the east side of US Highway 77 (Property ID 189379) - Owner: Vaquero Highway 77 Waxahachie Partners, LP (ZDC-157-2022) Staff: Eleana Tuley

RECOMMENDED MOTION

"I move to approve ZDC-157-2022, a Specific Use Permit (SUP) an Automotive Care Center use, subject to the conditions the staff report, authorizing the City Manager and or Mayor to execute all documents accordingly."

ACTION SINCE INITIAL STAFF REPORT

At the Planning and Zoning Commission meeting held on February 28, 2023, the Commission voted 7-0 to recommend approval of case number ZDC-157-2022, subject to staff comments. Additionally, the Commission chose option 2 for the architectural elevations.

APPLICANT REQUEST

The Applicant is requesting a specific use permit for a quick oil change facility (Strickland Brothers 10 Minute Oil Change) on a 0.57-acre tract located approximately 875 feet south of Butcher Road on the east side of US Highway 77.

CASE INFORMATION

Applicant:	Royce Barrington, N3 Commercial Real Estate
Property Owner(s):	Vaquero Highway 77 Waxahachie Partners, LP
Site Acreage:	0.57
Current Zoning:	Planned Development - General Retail (PD-GR)
Requested Zoning:	PD-GR with a specific use permit (SUP) for a quick oil change facility

SUBJECT PROPERTY

General Location: Appx. 875 feet south of Butcher Road on the east side of US Highway 77

Parcel ID Number(s): 189379

Existing Use: Undeveloped Land

Development History: A plat (SUB-160-2021) for the subject property was approved by the Planning and Zoning Commission on July 27, 2022.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	PD-GR	Undeveloped Land
East	ETJ	Northside RV Park
South	PD-GR	Undeveloped Land
West	PD-GR	Wash Masters Car Wash

Future Land Use Plan: Retail

Comprehensive Plan: Retail includes areas that have restaurants, shops, grocery stores, and personal service establishments. Retail businesses generally require greater visibility than other types of nonresidential land use (e.g., office, commercial).

Thoroughfare Plan: The primary access to the subject property is along US Highway 77 (120' public right-of-way), a Major Arterial on the City's Thoroughfare Plan. This project is not required to dedicate additional right-of-way with this project since US Highway 77 meets the minimum right-of-way width per the Thoroughfare Plan.

Site Image:



PLANNING ANALYSIS

The Applicant is requesting a specific use permit for a quick oil change facility (Strickland Brothers 10 Minute Oil Change) on a 0.57-acre tract located approximately 875 feet south of Butcher Road on the east side of US Highway 77. The quick oil change facility will consist of a 1,725-square-foot building. About 350 square feet will consist of an office and a customer lobby. The remainder of the building will consist of three drive-thru bays for the business to perform minor automotive care services, including oil changes, state inspections, and routine service checkups. Standard service checkups include inspecting cabin air filters, wiper blades, anti-freeze/coolant, power steering fluid, windshield washer fluid, tire tread, engine air filter, and front and rear exterior lights.

The Applicant has provided the minimum number of standard parking and stacking spaces. The zoning ordinance requires three stacking spaces for each drive-thru bay to optimize the use of space to safely and efficiently store and move vehicles waiting for service. The primary access to the site will be along US Highway 77. TxDOT has approved the driveway along 77. The driveway will be constructed with the O'Reilly Auto Parts development before construction for the quick oil change facility begins.

The subject property is an ideal location for the quick oil change facility, and the proposed development will remain compatible with surrounding land uses. Furthermore, the Applicant has satisfied the City's development standards in the zoning ordinance.

Proposed Elevations

The Applicant has provided two sets of architectural elevations. The renderings below are for the west elevation, facing US Highway 77.

Option 1 – In this option, the lower segment of the building is composed of a gray split-face CMU with a blue EIFS band. The remainder of the building is composed of gray stucco.



Option 2 - In this option, the lower segment of the building is composed of a natural thin stone veneer. The remainder of the building comprises a 3-part stucco system with a brick pattern. The banding is blue, and the rest is a light gray color.



PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 12 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun, and a sign was visibly posted at the property.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents associated with the request, the Planning Department recommends approval of the SUP request with the conditions listed below.

- ☐ Denial
- ☐ Approval, as presented.
- ☒ Approval, per the following comments:
 1. The Applicant agrees to execute a mutually agreed upon Development Agreement for the development.
 2. The Applicant shall obtain a permit from the City of Waxahachie Building Department before construction.

ATTACHED EXHIBITS

1. Development Agreement / SUP Ordinance
2. Location Map (Exhibit A)
3. Site Plan (Exhibit B)
4. Landscape Plan (Exhibit C)
5. Architectural Elevations (Exhibit D)
6. Operational Plan

STAFF CONTACT INFORMATION

Prepared by:
 Eleana Tuley, AICP
 Senior Planner
eleana.tuley@waxahachie.com

Reviewed by:
 Jennifer Pruitt, AICP, LEED-AP, CNU-A
 Senior Director of Planning
jennifer.pruitt@waxahachie.com

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO ALLOW AN AUTOMOTIVE CARE CENTER USE (STRICKLAND BROTHERS) WITHIN A PLANNED DEVELOPMENT DISTRICT- GENERAL RETAIL DISTRICT (PD-GR) LOCATED APPROXIMATELY 875 FEET SOUTH OF BUTCHER ROAD ON THE EAST SIDE OF US HIGHWAY 77 IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 0.57 ACRES KNOWN AS PROPERTY ID 189379, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS:

WHEREAS, the City Council of the City of Waxahachie having adopted a zoning ordinance and map showing the classification of the property located within the city limits of said City; and

WHEREAS, a proper application for an SUP has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number ZDC-157-2022. Said application having been referred to the Planning and Zoning (P&Z) Commission was recommended by the P&Z Commission for approval and the issuance thereof; and

WHEREAS, proper notification has been published for the time and in the manner as prescribed by the city ordinance of the City of Waxahachie for a public hearing thereon; and

WHEREAS, a proper hearing was held as required by law and the City Council having heard all arguments for and against said SUP;

NOW, THEREFORE, this property is rezoned from PD-GR to PD-GR, with an SUP in order to allow an Automotive Care Center use on the following property: Property ID 189379, which is shown on the location map (Exhibit A), site plan (Exhibit B), landscape plan (Exhibit C), and architectural elevations (Exhibit D).

SPECIFIC USE PERMIT

Purpose and Intent

The purpose of this ordinance is to provide the appropriate restrictions and development controls that ensure this Specific Use Permit is compatible with the surrounding development and zoning and to also ensure that the development complies with the City's Comprehensive Plan and the Zoning Ordinance.

Specific Use Permit

FOR OPERATION OF A SPECIFIC USE PERMIT FOR AN AUTOMOTIVE CARE CENTER USE (STRICKLAND BROTHERS) IN THE PLANNED DEVELOPMENT-GENERAL RETAIL (PD-GR) DISTRICT; the following standards and conditions are hereby established as part of this ordinance:

1. A mutually agreed upon Development Agreement is required.
2. The subject property shall conform to the site plan approved by the City Council under case number ZDC-157-2022.
3. Development on the subject property shall adhere to the following exhibits approved by the City Council: Exhibit A - Location Map, Exhibit B – Site Plan, Exhibit C - Landscape Plan, and Exhibit D – Architectural Elevations.
4. The materials, location of materials, and percentage of materials for the building on the subject property shall be consistent with the Architectural Elevations (Exhibit D).
5. The Applicant and/or Developer for the subject property shall be responsible for obtaining building permits per the City's applicable rules and regulations governing such permits.
6. The development shall maintain compliance with all Federal, State and Local regulations; including, but not necessarily limited to, all applicable standards and regulations of the City of Waxahachie Municipal Code and City of Waxahachie Zoning Ordinance.
7. The subject property shall comply with the City of Waxahachie Municipal Code and Zoning Ordinance when any zoning, land use requirement, or restriction is not addressed or disclosed in Exhibits B, C, and D.
8. City Council shall have the right to review the Specific Use Permit at any point, necessary.

Compliance

1. It shall be unlawful for the owner, manager, or any person in charge of a business or other establishment to violate the conditions imposed by the City Council when a Specific Use Permit is granted, and the violation of those conditions could result in a citation being issued by the appropriate enforcement officers of the City of Waxahachie.
2. Furthermore, by this Ordinance, if the premises covered by this Specific Use Permit is vacated and/or ceases to operate for a period exceeding six months (6 months), a new Specific Use Permit shall be required to reestablish the use.
3. This Specific Use Permit shall run with the land and therefore may be transferred from owner to owner; however, each new owner shall obtain a new Certificate of Occupancy.

4. The Certificate of Occupancy shall note the existence of this Specific Use Permit by its number and title.

An emergency is declared to exist in that needed and approved improvements will be unnecessarily delayed if this ordinance is not effective upon passage and this ordinance is to be effective upon passage.

The zoning map of the City of Waxahachie is hereby authorized and directed to be demarked in accordance therewith.

PASSED, APPROVED AND ADOPTED on this 6th day of March, 2023.

MAYOR

ATTEST:

City Secretary

117



EXHIBIT B - SITE PLAN

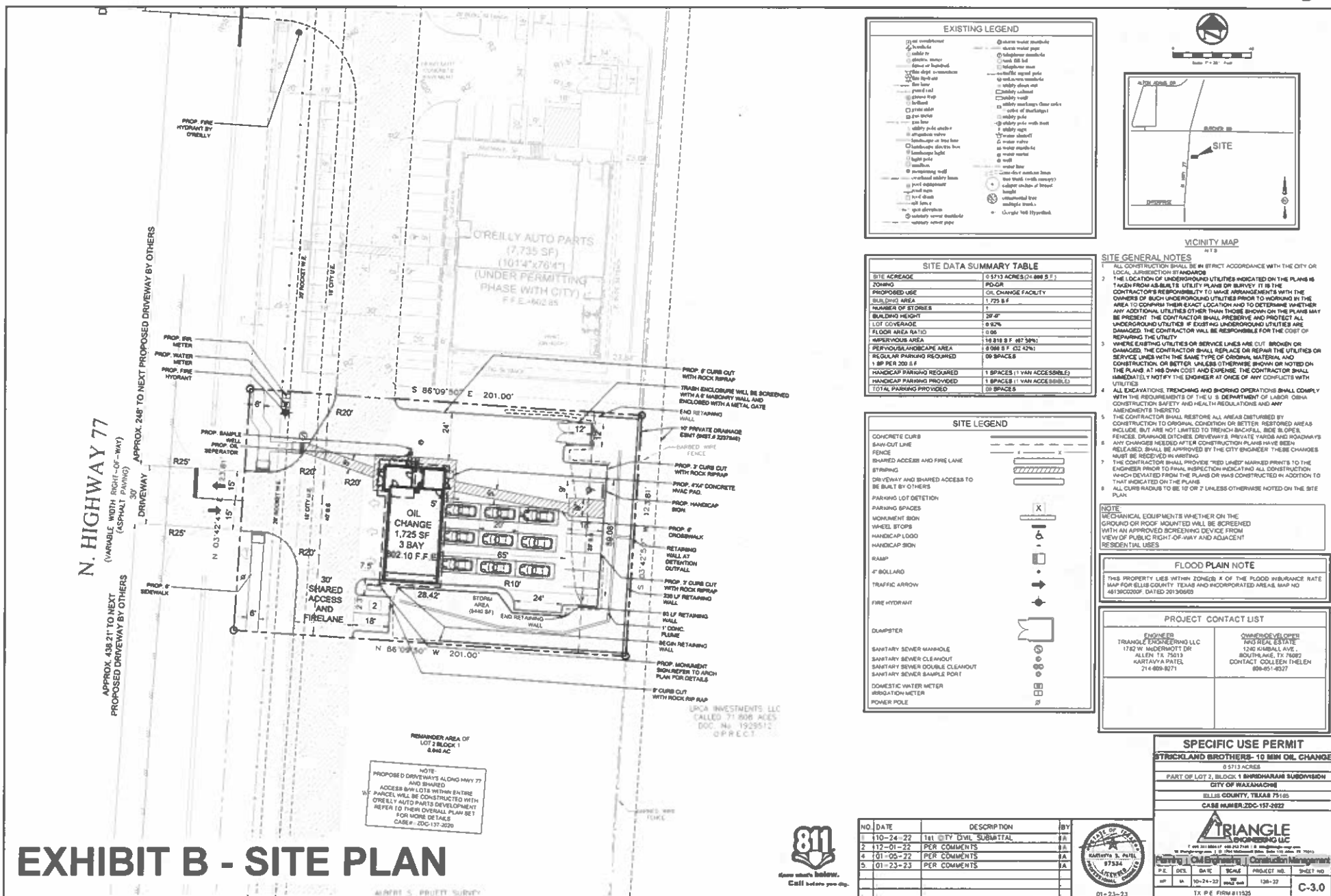
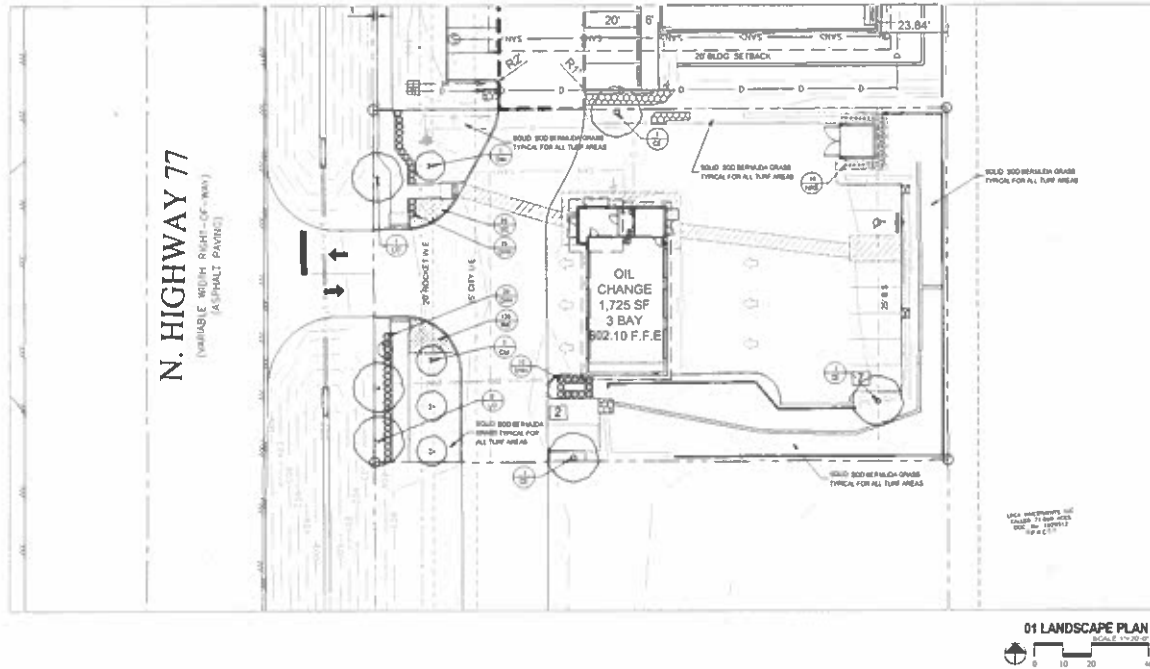


EXHIBIT C - LANDSCAPE PLAN



PLANT MATERIAL SCHEDULE

TREE TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	3	Central Elm	<i>Ulmus crinitus</i>	12" H. 8" spread min. 1" clear trunk at time of planting	
CA	4	Crataegus 'Casper Red'	<i>Crataegus mollis</i>	7' H.	3 or 5 trunks, 3 trees form at time of planting
LO	3	Live Oak	<i>Quercus agrifolia</i>	12" H. 8" spread 2" clear straight trunk at time of planting	
SHRUB TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DTN	17	Desert 1' spurge Holly	<i>Euonyma alata</i>	3 gal	container 18" H. 18" spread at time of planting
HEB	14	Hedge H. Bleeding Heart	<i>Lamium album</i>	3 gal	container 30" H. 30" spread 30" c.c. at time of planting
PERENNIAL TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
BC	95	Mini Cool Petunias	<i>Petunia</i>	4" pots	container - well rooted 12" x 6"
HC	130	Purple Tricolor Petunias	<i>Petunia</i>	4" pots	container 5-12" x 12" x 12" min. 12" x 6"

NOTE: Plant list is an estimate only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed minimums as indicated. All trees to have straight trunks and be spreading when received.

AUTOMATIC IRRIGATION SYSTEM TO BE INSTALLED PER THE CITY OF WAXAHACHE AND TCEC STANDARDS AND REQUIREMENTS

SITE DATA SUMMARY TABLE

SITE ACRES	0.5713 ACRES (24,888 S.F.)
ZONING	PD-GR
PROPOSED USE	OIL CHANGE FACILITY
BUILDING AREA	1,725 S.F.
NUMBER OF STORIES	1
BUILDING HEIGHT	20' 0"
LOT COVERAGE	5.82%
TOTAL AREA AVAILABLE	5,163 S.F.
PERVIOUS AREA	16,816 S.F. (87.58%)
PERVIOUS/LANDSCAPE AREA	6,588 S.F. (32.42%)
REGULAR PARKING REQUIRED	60 SPACES
1 SP PER 200 S.F.	
HANDICAP PARKING REQUIRED	1 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED	1 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED	60 SPACES

GENERAL LANDSCAPE NOTES

1. THE GRASS AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON THIS PLAN.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDING. PROVIDE SLOPES AROUND AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT BROADSLOPES AND AREAS WHERE WATER MAY STAGNATE.
3. ALL LAWN AREAS TO RECEIVE SOLID SOIL SHALL BE LEFT IN A MANNER OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION SEQUENCE.
4. IMPORTED TOPSOIL SHALL BE 10% HUMUS, FINISH SOIL FROM THE REGION. KNOCK AS WITHIN AND SOIL FROM LOCAL SOURCES. CLAY, FINE SUBSTANCES, ROOTS, DEBRIS, VEGETATION, SPHERES, COMPOST, AND OTHER MATERIALS SHALL BE REMOVED FROM TOPSOIL AND ANY LAWN INSTALLATION.
5. ALL LAWN AREAS TO BE FINE GRADED (SLOPES APPROVED BY THE ENGINEER) COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE ENGINEER. CONSTRUCTION SEQUENCE OR APPROVED PRIOR TO INSTALLATION.
6. ALL ROCKS, STUMP REMAINS AND LANDS (EFT) SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
7. CONTRACTOR SHALL PROVIDE (1) ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

LANDSCAPE TABULATIONS

LANDSCAPE AREA REQUIREMENTS	
BUILDING AREA 1,725 S.F.	PROVIDED 14,888 S.F. (86%)
REQUIRED 202 S.F. (12%)	
BUFFER AREA REQUIREMENTS	
STREET AND 5-10' S.F.	PROVIDED 2,300 S.F. (30%)
REQUIRED 1,807 S.F. (20%)	
PLANTING REQUIREMENTS	
CHERRY TREES 1 TREE PER 100 S.F. OF REQUIRED LANDSCAPE AREA	PROVIDED 2 TREES
REQUIRED 2 TREES	
UNDERSTORY TREES 1 TREE PER 250 S.F. OF REQUIRED LANDSCAPE AREA	PROVIDED 4 TREES
REQUIRED 4 TREES	
SHRUBS 1 SHRUB PER 75 S.F.	PROVIDED 36 SHRUBS
REQUIRED 12 SHRUBS	
GROUND COVER 10% OF REQUIRED LANDSCAPE AREA	PROVIDED 138 SF
REQUIRED 138 SF	
MARCHING COLOR 2% OF REQUIRED LANDSCAPE AREA	PROVIDED 90 SF
REQUIRED 17 SF	
PARKING LOT LANDSCAPING	
REQUIREMENTS 1 TREE PER 400 S.F. OF PARKING SPACE AND TWO (2) TREES IF CAL AND TEN (10) SHRUBS REQUIRED FOR EVERY 500 S.F. OF REQUIRED PARKING LOT LANDSCAPE AREA	
TOTAL PARKING SPACES = 6	
REQUIRED 117 S.F.	PROVIDED 619 S.F.
1 TREE	1 TREE
2 SHRUBS	12 SHRUBS
STREET TREES	
REQUIREMENTS 1 TREE PER 40' F. OF STREET FRONTAGE	
HIGHWAY 77 (10' F.F.)	
REQUIRED 3 TREES	PROVIDED 3 TREES

PROJECT CONTACT LIST

ENGINEER	OWNER/DEVELOPER
TRANSFORM ENGINEERING LLC 1703 W. UNDERHILL DR. ALLEN, TX 75013 940-488-8771	AND REAL ESTATE 1240 KUMBLI AVE. SOUTH PLAIN, TX 76089 CONTACT: COLLEEN PATTEL 800-851-4327



VICINITY MAP

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE SURVEYS AND VERIFY WITH SET OF ANY DISCREPANCIES. SUPPLY DATA OF EXISTING CONDITIONS AND SUPPLY BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY PROJECT OF ANY DISCREPANCIES. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING AREAS AND LAWN AREAS TO BE SEPARATED BY STEEL BORDERS. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 10% BROADCAST WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RUN AND PRESSURE MAINS.
7. ALL LAWN AREAS TO BE SOLID SOIL BROADCASTS, UNLESS OTHERWISE NOTED ON THE CONSTRUCTION.

SOLID SOIL NOTES

1. THE GRASS AREAS TO ACHIEVE FINAL CONTOURS INDICATED LAWN AREAS TO RECEIVE TOPSOIL. 1" BELOW FINAL GRADE. CORRECT BROADSLOPES AND AREAS WHERE WATER MAY STAGNATE.
2. ALL LAWN AREAS TO RECEIVE SOLID SOIL SHALL BE LEFT IN A MANNER OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION SEQUENCE.
3. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION SEQUENCE FOR AVAILABILITY OF EXISTING TOPSOIL.
4. PLANT SOIL BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE BODIES OF SOIL ARE FOLLOWS. TOP DRESS JOINTS ON WHEELS WITH TOPSOIL TO ALL WHEELS.
5. SOIL GRASS AREAS TO ACHIEVE A SMOOTH EVEN SURFACE. FREE FROM UNDESIRABLE UNDULATIONS.
6. WATER SOIL THOROUGHLY AS SOIL OPERATION PROGRESSES.
7. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS LAWN PLANT ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, WEEDING, TRIMMING, GRASSING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS HEALTH CONDITION.
8. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOIL AREAS TO BE OVER SEED WITH WINTER PRESEEDING AT A RATE OF 10 LBS PER ONE THOUSAND (1000) SQUARE FEET.

SUP LANDSCAPE PLAN

STRICKLAND
NORTH HWY 77
CITY OF WAXAHACHE
ELLIS COUNTY, TEXAS 76166
LOT 2, BLOCK 1 SHRIDHARAN SUBDIVISION
CASE NUMBER:

STRICKLAND BROTHERS
NORTH HIGHWAY 77
CITY OF WAXAHACHE, TEXAS

ISSUE:
10/13/2023
CITY COMMENT: 10/13/2023
CITY COMMENT: 01/03/2024
CITY COMMENT: 01/12/2024

DRAWN:
01/13/2023
SHEET NAME:
LANDSCAPE PLAN
SHEET NUMBER:

L.1

EXHIBIT D - ELEVATIONS



1 NORTH ELEVATION



2 WEST ELEVATION (US HIGHWAY 77)

EXTERIOR FINISH LEGEND

- 1 METAL ROOF PANEL
COLOR: WOOLLY METAL CHARCOAL
 - 2 NOT USED
 - 3 NATURAL THIN STONE VENEER
MANUFACTURED: CORONA
COLOR: TUSCAN HILLS - GRAY
 - 4 3 PART STUCCO SYSTEM
MANUFACTURED: PARI
COLOR: 50 #554 - STEEL GRAY
TEXTURE: WELLS
 - 5 3 PART STUCCO SYSTEM
MANUFACTURED: PARI
COLOR: 50 #571 - ON THE ROCKS
TEXTURE: WELLS
 - 6 3 PART STUCCO SYSTEM
MANUFACTURED: PARI
COLOR: 50 #549 - BLUE
TEXTURE: WELLS
 - 7 METAL GUTTER & DOWNSPOUT
COLOR: TO MATCH 50 #524 - UNCERTAIN GRAY
 - 8 CEDAR BOARD AND SHIP
COLOR: TO MATCH ADJACENT METAL ROOF
 - 9 CERAMIC TILE LINDER
COLOR: TO MATCH 50 #524 - UNCERTAIN GRAY
 - 10 ENERGY EFFICIENT DOOR
FRAME: BRUSHED ALUMINUM
GLASS: CLEAR
 - 11 ENERGY EFFICIENT WINDOW
FRAME: BRUSHED ALUMINUM
GLASS: CLEAR
 - 12 METAL ROOF & FRAME
COLOR: TO MATCH 50 #524 - UNCERTAIN GRAY
 - 13 JOINT PRE-MANUFACTURED ROOF PANEL METAL
COLOR: TO MATCH METAL ROOF
 - 14 JOINT METAL LINDER
COLOR: TO MATCH 50 #524 - UNCERTAIN GRAY
 - 15 WALL MOUNTED LIGHT FIXTURE MOUNTED @
11'-3 1/2" A.F.F.
 - 16 FINISH BY TENANT SEPARATE PERMIT FOR
POTENTIAL ONLY
 - 17 ROSE BR
REFER PLUMBING
 - 18 METAL TRIMMING
COLOR: TO MATCH METAL ROOF PANEL
 - 19 CONTROL JOINT
 - 20 ROLLERS
COLOR: TO MATCH 50 #571 - HIGH REFLECTIVE
WHITE
 - 21 VALVE EXHAUST REFER MECHANICAL DRAWINGS
- NOTE: UTILITY PANEL AND TRENCH SHALL BE FINISHED
TO MATCH ADJACENT BUILDING COLOR

LIGHT GRAY - 3 PART STUCCO
SYSTEM WITH BRICK PATTERN

BLUE - 3 PART STUCCO
SYSTEM WITH BRICK PATTERN

GRAY - NATURAL THIN STONE VENEER

PRELIMINARY
NOT TO BE USED
FOR
REGULATORY
APPROVAL
PERMITTING OR
CONSTRUCTION



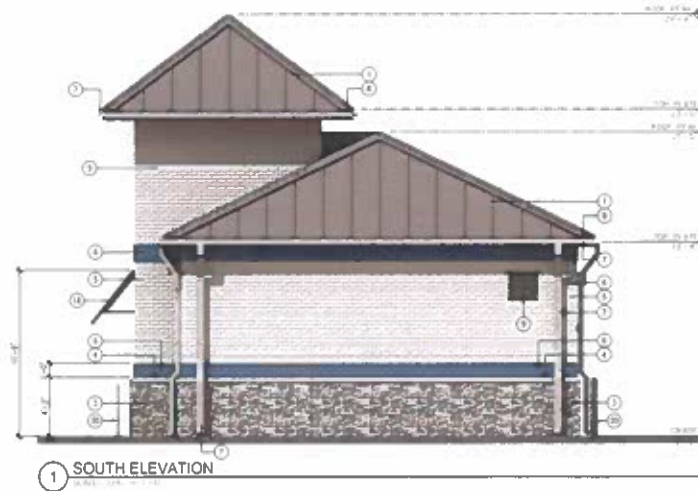
STRICKLAND BROTHERS
TBD US N HWY 77
WAXAHACHIE, TX

Revisions

File Name: 231111-1-1
Project No: 231111
Date: 01/11/23
Drawn By: JH
Checked By: JH

SHEET
A2.0

EXHIBIT D - ELEVATIONS



EXTERIOR FINISH LEGEND

- 1 METAL ROOF PANEL
COLOR: MODERN METAL CHARCOAL
 - 2 NO. 1 VENEER
 - 3 KASABA, B&B STONE VENEER
MANUFACTURED COPOLAR
COLOR: TUSCAN HILLS - CHALK
 - 4 3 PART LAMINATED SYSTEM
MANUFACTURED PANEL
COLOR: SH GRAY - TRELLIS GRAY
TEXTURE: WOOD GRAY
 - 5 3 PART LAMINATED SYSTEM
MANUFACTURED PANEL
COLOR: SH GRAY - ON THE ROCKS
TEXTURE: OYSTERS BRICK
 - 6 3 PART LAMINATED SYSTEM
MANUFACTURED PANEL
COLOR: SH GRAY - WAXY BLUE
TEXTURE: OYSTERS BRICK
 - 7 METAL GUTTER & DOWNSPOUT
COLOR: TO MATCH SH GRAY - UNCESTION GRAY
 - 8 CEMENT BOUND BRICK
COLOR: TO MATCH ADJACENT METAL ROOF
 - 9 EXHAUST FAN LUNDS
COLOR: TO MATCH SH GRAY - UNCESTION GRAY
 - 10 OVERHEAD ROLLING DOOR
FRAME: BRUSHED ALUMINUM
GLASS: CLEAR
 - 11 STORMDOOR WINDOW
FRAME: BRUSHED ALUMINUM
GLASS: CLEAR
 - 12 METAL ROOF & FRAME
COLOR: TO MATCH SH GRAY - UNCESTION GRAY
 - 13 COAT PRE-MANUFACTURED ROOF PEAR VENT
COLOR: TO MATCH METAL ROOF
 - 14 FAN INTAKE LAMEN
COLOR: TO MATCH SH GRAY - UNCESTION GRAY
 - 15 WALL MOUNTED LIGHT FIXTURE MOUNTED @
10'-0" OFF A.F.F.
 - 16 SIGNAGE BY TOWNY SEPARATE PERMIT FOR
REVIEW ONLY
 - 17 NO. 1 VENEER
NO. 1 VENEER
 - 18 METAL AWING
COLOR: TO MATCH METAL ROOF PANEL
 - 19 CONTROL JOINT
 - 20 BOLLARD
COLOR: TO MATCH SH GRAY - HIGH REFLECTIVE
WHITE
- NOTE: GUTTER, ROOF AND CONDUIT SHALL BE PAINTED
TO MATCH ADJACENT BUILDING COLOR

PRELIMINARY
NOT TO BE USED
FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION



STRICKLAND BROTHERS
TBD US N HWY 77
WAXAHACHIE, TX

Revisions

File Name: EXHIBIT D - ELEVATIONS
Project No: 22234
Date: 06/17/23
Drawn By: JH
Checked By: JH

SHEET
A2.1

(11)

N3 Property Advisors, LLC

1240 N. Kimball Avenue
Southlake, Texas 76092
P: 817.348.8748
F: 817.348.8468
www.n3realestate.com

October 28, 2022

Waxahachie City Council
401 S. Rogers St.
Waxahachie, TX 75165

RE: SUP Application – Strickland Brothers Oil Change

Dear Waxahachie City Council,

Thank you for your consideration of the SUP application for Strickland Brothers. Strickland Brothers is a family owned and operated 10-minute oil change company. Originating in Winston Salem, North Carolina, Strickland Brothers was started by Justin Strickland, who named the company after his two sons. They have expanded as far west as Colorado with over 100 stores open and many more in the pipeline. The Franchisees for this location, Martin Evans and Gianna Venturi, are local operators and this Waxahachie store will be their eighth location.

Martin Evans and Gianna Venturi (married) live in Plano and have extensive corporate business experience in HR and executive management positions. They are excited about opening 5-15 Strickland Brothers Oil Change locations in the DFW area over the next 5 years and being hands on operators of their own local business. They look to provide the community with excellent customer service and be good stewards and neighbors.

Strickland provides drive thru oil change services along with limited preventive maintenance services including wiper blades, antifreeze/coolant, power steering fluid, windshield washer fluid, tire condition, engine air filter, and state inspections. By offering these limited services it ensures that customers are serviced quickly and can stay in their cars.

The Waxahachie location will be open 7 days a week, Monday through Friday from 8am – 7pm, Saturday from 8am – 5pm and Sunday from 10am – 5pm. The company projects up to 30 cars serviced per day on its busier days and will employ five full-time local employees. Other adjacent automotive uses include O'Reilly's, Wash Master's Carwash, and Exxon. There is no exterior storage of parts or products nor is there any overnight storage of vehicles.

Service and community involvement are important to Strickland Brothers. The Strickland Brothers Foundation Fund helps local youth facing adversity through the Buddy Bench. The Buddy Bench is placed on elementary school playgrounds for children who may not have someone with whom to play. The bench makes it easy for other children to recognize children who may be outcasts and encourage inclusion for all. The Fund also helps underfunded schools for educational needs, scholarships, and inclusion projects for youth facing adversity.

Thank you for your consideration and review of our application.

Sincerely,
N3 Property Advisors, LLC



STATE OF TEXAS
COUNTY OF ELLIS

§
§
§

**DEVELOPMENT AGREEMENT
FOR STRICKLAND BROTHERS**

This Development Agreement for Strickland Brothers ("**Agreement**") is entered between Strickland Brothers ("SB" or "**Developer**"), and the City of Waxahachie, Texas ("**City**"). SB and the City are sometimes referred herein together as the "**Parties**" and individually as a "**Party**."

Recitals:

1. SB is the owner of approximately 0.57 acres of real property located approximately 875 feet south of Butcher Road on the east side of US Highway 77, Parcel Number 189379 in the City of Waxahachie, Texas (the "**Property**"), for which the applicant has requested a specific use permit ("SUP") for an automotive care center use (Strickland Brothers). The Property is currently zoned Planned Development District - General Retail District by the City, and is anticipated to have the SUP reviewed on March 6, 2023.

2. The planned use for the Property is for a SUP to allow for an automotive care center use (Strickland Brothers). The SUP process is utilized to ensure that the Property would develop in a manner that meets the City's desired development standards and provides SB with agreed-upon and negotiated standards consistent with their business objectives.

3. As is reflected by the public records of the City, significant discussions and negotiations between representatives of SB and the City of Waxahachie staff have occurred during various meetings, in an effort to obtain an agreed-upon and negotiated set of zoning and development standards to be reflected in the SUP zoning amendment **Ordinance No. _____** (the "**Strickland Brothers SUP Ordinance**"), a copy of which is attached hereto as **Exhibit A** and which contains the negotiated zoning and development standards for Strickland Brothers.

4. This Agreement seeks to incorporate the negotiated and agreed upon zoning and development standards contained in the Strickland Brothers SUP Ordinance as contractually-binding obligations between the City of Waxahachie and SB, and to recognize SB's reasonable investment-backed expectations in the Strickland Brothers SUP Ordinance.

NOW, THEREFORE, for and in consideration of the above and foregoing premises, the benefits to each of the Parties from this Agreement, and other good and valuable consideration, the sufficiency of which is hereby acknowledged and agreed, the Parties do hereby agree as follows:

Section 1. Incorporation of Premises. The above and foregoing Recitals are true and correct and are incorporated herein and made a part hereof for all purposes.

Section 2. Term. This Agreement shall be effective as of the date of execution of this Agreement by the last of the Parties to do so ("**Effective Date**"). This Agreement shall remain in full force and effect from the Effective Date until terminated by the mutual agreement of all of the Parties in writing ("**Term**").

Section 3. Agreements. The Parties agree as follows:

Incorporation of Zoning and Recognition of Investment-Backed Expectations:

The negotiated and agreed upon zoning and development standards contained in the Strickland Brothers SUP Ordinance, which incorporated by reference the general zoning regulations of the City of Waxahachie zoning ordinance, are hereby adopted and incorporated into this Agreement as contractually-binding obligations of the Developer.

The Developer agrees to:

- (A) The development shall conform to the site plan approved by the City Council under case number ZDC-157-2022.
- (B) The development shall adhere to the following plans approved by City Council: Exhibit A – Location Map, Exhibit B – Site Plan, Exhibit C – Landscape Plan, and Exhibit D – Architectural Elevations.
- (C) The building shall consist of the building design and composed of the exterior finishing materials and their associated percentages as provided in Exhibit D – Architectural Elevations.
- (D) The Applicant and/or Developer for the subject property shall be responsible for obtaining building permits per the City's applicable rules and regulations governing such permits.
- (E) The subject property shall comply with the City of Waxahachie Municipal Code and Zoning Ordinance when any zoning, land use requirement, or restriction is not addressed or disclosed in Exhibits B, C, and D.
- (F) The development shall maintain compliance with all Federal, State and Local regulations; including, but not necessarily limited to, all applicable standards and regulations of the City of Waxahachie Municipal Code and City of Waxahachie Zoning Ordinance.

In consideration of SB's agreement in this regard, the City of Waxahachie agrees that SB has reasonable investment-backed expectations in the Strickland Brothers SUP Ordinance and that the City of Waxahachie may not unilaterally change the zoning and development standards contained in the Strickland Brothers Ordinance without impacting SB's reasonable investment-backed expectations.

Section 4. Miscellaneous

A. This Agreement and any dispute arising out of or relating to this Agreement shall be governed by and construed in accordance with the laws of the State of Texas, without reference to its conflict of law rules. In the event of any dispute or action under this Agreement, venue for any and all disputes or actions shall be instituted and maintained in Ellis County, Texas.

B. It is acknowledged and agreed by the Parties that the terms hereof are not intended to and shall not be deemed to create a partnership, joint venture, joint enterprise, or other relationship between or among the Parties.

C. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect other provisions, and it is the intention of the Parties to this Agreement that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision shall be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

D. The rights and remedies provided by this Agreement are cumulative and the use of any one right or remedy by either Party shall not preclude or waive its right to use any or all other remedies. Said rights and remedies are given in addition to any other rights the Parties may have by law statute, ordinance, or otherwise. The failure by any Party to exercise any right, power, or option given to it by this Agreement, or to insist upon strict compliance with the terms of this Agreement, shall not constitute a waiver of the terms and conditions of this Agreement with respect to any other or subsequent breach thereof, nor a waiver by such Party of its rights at any time thereafter to require exact and strict compliance with all the terms hereof. Any rights and remedies any Party may have with respect to the other arising out of this Agreement shall survive the cancellation, expiration or termination of this Agreement, except as otherwise expressly set forth herein.

E. All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

F. Any of the representations, warranties, covenants, and obligations of the Parties, as well as any rights and benefits of the parties, pertaining to a period of time following the termination or expiration of this Agreement shall survive termination or expiration.

G. This Agreement is made subject to the existing provisions of the City of Waxahachie, its present rules, regulations, procedures and ordinances, and all applicable laws, rules, and regulations of the State of Texas and the United States.

H. The undersigned officers and/or agents of the Parties hereto are the properly authorized persons and have the necessary authority to execute this Agreement on behalf of the Parties hereto.

(127)

I. This Agreement may be only amended or altered by written instrument signed by the Parties.

J. The headings and captions used in this Agreement are for the convenience of the Parties only and shall not in any way define, limit or describe the scope or intent of any provisions of this Agreement.

K. This Agreement is the entire agreement between the Parties with respect to the subject matters covered in this Agreement. There are no other collateral oral or written agreements between the Parties that in any manner relates to the subject matter of this Agreement, except as provided or referenced in this Agreement.

L. This Agreement shall be recorded in the real property records of Ellis County, Texas. This Agreement and all of its terms, conditions, and provisions is and shall constitute a restriction and condition upon the development of the Property and all portions thereof and a covenant running with the Property and all portions thereof, and is and shall be binding upon SB and all heirs, successors, and assigns and the future owners of the Property and any portion thereof; provided, however, this Agreement shall not constitute an obligation of or be deemed a restriction or encumbrance with respect to any platted residential lot upon which a completed structure has been constructed.

M. **Form 1295 Certificate.** The Developer agrees to comply with Texas Government Code, Section 2252.908 and in connection therewith, the Developer agrees to go online with the Texas Ethics Commission to complete a Form 1295 Certificate and further agrees to print the completed certificate and execute the completed certificate in such form as is required by Texas Government Code, Section 2252.908 and the rules of the Texas Ethics Commission and provide to the Town, at the time of delivery of an executed counterpart of this Agreement, a duly executed completed Form 1295 Certificate.

N. **Undocumented Workers Provision.** The Developer certifies that Developer does not and will not knowingly employ an undocumented worker in accordance with Chapter 2264 of the Texas Government Code, as amended. If during the Term of this Agreement, Developer is convicted of a violation under 8 U.S.C. § 1324a(f), Developer shall repay the amount of any public subsidy provided under this Agreement to Developer plus six percent (6.0%), not later than the 120th day after the date the Town notifies Developer of the violation.

O. **Non-Boycott of Israel Provision.** In accordance with Chapter 2270 of the Texas Government Code, a Texas governmental entity may not enter into an agreement with a business entity for the provision of goods or services unless the agreement contains a written verification from the business entity that it: (1) does not boycott Israel; and (2) will not boycott Israel during the term of the agreement. Chapter 2270 of the Texas Government Code does not apply to a (1) a company that is a sole proprietorship; (2) a company that has fewer than ten (10) full-time employees; or (3) the contract has a value of less than One Hundred Thousand Dollars (\$100,000.00). Unless Developer is not subject to Chapter 2270 of the Texas Government Code for the reasons stated herein, the signatory executing this Agreement on behalf of Developer verifies that Developer does not boycott Israel and will not boycott Israel during the Term of this Agreement.

- P. **Prohibition on Contracts with Certain Companies Provision.** In accordance with Section 2252.152 of the Texas Government Code, the Parties covenant and agree that Developer is not on a list maintained by the State Comptroller's office prepared and maintained pursuant to Section 2252.153 of the Texas Government Code.
- Q. **Verification Against Discrimination of Firearm or Ammunition Industries.** Pursuant to Texas Government Code Chapter 2274, (as added by Texas Senate Bill 19, 87th Tex. Reg. Session (2021) (effective September 1, 2021)) unless otherwise exempt, if the Developer employs at least ten (10) fulltime employees and this Agreement has a value of at least \$100,000 that is paid wholly or partly from public funds of the Town, the Developer represents that: (1) the Developer does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and (2) the Developer will not discriminate during the Term of the Agreement against a firearm entity or firearm trade association.
- R. **Verification Against Discrimination Developer Does Not Boycott Energy Companies.** Pursuant to Texas Government Code Chapter 2274, (as added by Texas Senate Bill 13, 87th Tex. Reg. Session (2021) (effective September 1, 2021)) unless otherwise exempt, if the Developer employs at least ten (10) fulltime employees and this Agreement has a value of at least \$100,000 that is paid wholly or partly from public funds of the Town, the Developer represents that: (1) the Developer does not boycott energy companies; and (2) the Developer will not boycott energy companies during the Term of this Agreement.

(12)

{Signature Pages Follow}

(12)

EXECUTED by the Parties on the dates set forth below, to be effective as of the date first written above.

CITY OF WAXAHACHIE, TEXAS

By: _____
Michael Scott, City Manager

Date: _____

ATTEST:

By: _____
City Secretary

STATE OF TEXAS §
 §
COUNTY OF ELLIS §

Before me, the undersigned authority, on this _____ day of _____, personally appeared Michael Scott, City Manager of the City of Waxahachie, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

[Seal]

By: _____
Notary Public, State of Texas

My Commission Expires: _____

(12)

DEVELOPER:

Strickland Brothers,

a _____ corporation

By: _____

Name: _____

Its: _____

Date: _____

STATE OF _____

§

COUNTY OF _____

§

§

Before me, the undersigned authority, on this _____ day of _____, personally appeared _____, representative of Strickland Brothers, a _____ corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

[Seal]

By: _____
Notary Public, State of Georgia

My Commission Expires: _____

Planning & Zoning Department

Zoning Staff Report

Case: ZDC-175-2022



MEETING DATE(S)

Planning & Zoning Commission:

February 28, 2023

City Council:

March 6, 2023

CAPTION

Public Hearing on a request by Corey Vaughan, QT South, LLC, for a **Specific Use Permit (SUP)** for a Convenience Store with Gasoline Sales use (QuikTrip) and a Pole Sign use within a General Retail zoning district located at 1342 Brown Street (Property ID: 295114 & 295115) – Owner: Buffalo Creek Plaza LLC (ZDC-175-2022) Staff: Zack King

RECOMMENDED MOTION

"I move to approve ZDC-175-2022, a Specific Use Permit (SUP) request for a Convenience Store with Gasoline Sales (QuikTrip) use at Property ID: 295114 & 295115, eliminating the proposed Pole Sign from the request."

ACTION SINCE INITIAL STAFF REPORT

At the Planning and Zoning Commission meeting held on February 28, 2023, the Commission voted 7-0 to recommend approval of case number ZDC-175-2022, subject to staff comments 2 and 3. Additionally, the Commission recommended approval of a Pole Sign that adheres to the requirements of the Waxahachie Zoning Ordinance. The Commission did not choose an elevation option to recommend.

On Thursday, March 2nd, the applicant submitted a revised proposal for a Pole Sign. The revised plan shifts the location of the pole sign to be setback 70.5' from the nearest property line. The height of the proposed sign has also been reduced from 90' to 70.5'.

APPLICANT REQUEST

The applicant requests approval of a Specific Use Permit (SUP) to allow for a Convenience Store with Gasoline Sales (QuikTrip) use on the subject property.

CASE INFORMATION

Applicant:

Corey Vaughan, QT South, LLC

Property Owner(s):

Buffalo Creek Plaza LLC

Site Acreage:

2.3473 acres

Current Zoning:

General Retail (GR)

Requested Zoning:

General Retail with SUP for a Convenience Store with Gasoline Sales (QuikTrip)

SUBJECT PROPERTY

General Location:

1342 Brown Street

Parcel ID Number(s): 295114 & 295115

Existing Use: The subject property is currently undeveloped.

Development History:

Case No.	Request	Result
ZDC-96-2020	SUP for Convenience Store with Gasoline Sales (7-Eleven)	Approved (8/17/20) Ord. 3205 (Expired 2/17/21)
SUB-175-2021	Plat (2 Commercial lots for the subject property)	Approved (11/23/21)

Table 1: Adjoining Zoning and Uses

Direction	Zoning	Current Use
North	Single Family-2 (SF-2)	Single Family Residences
East	GR with SUP for an Inpatient Rehabilitation Facility	ClearSky Rehabilitation Hospital
South	GR	Undeveloped
West	PD-105-GR	Lumpkins Stadium

Future Land Use Plan: Office

Comprehensive Plan: This land use type is intended for businesses such as banks, insurance agencies, and accounting offices. Office land uses are generally compatible with residential area, with the exception of high-rise office buildings. Land designated for office is appropriate along U.S. Highway 287, at a close proximity to IH-35E within Mixed Use Nonresidential areas, as well as within the Medical District.

Thoroughfare Plan: The subject property is accessible via Brown Street (FM 813) and Indian Drive.

Site Image:



PLANNING ANALYSIS

The applicant is proposing a Specific Use Permit (SUP) to allow for Convenience Store with Gasoline Sales (QuikTrip) in a General Retail (GR) zoning district. Per the City of Waxahachie Zoning Ordinance, both a Convenience Store use and a Gasoline Sales use within a GR zoning district requires a SUP to be approved by City Council. The subject property is currently situated on two (2) platted lots. A replat will be needed to facilitate the proposed development.

Proposed Use

Per the Site Plan and Operational Plan provided by the applicant, the QuikTrip is proposed to feature a 5,312-square-foot convenience store and eight gasoline pumps. The parking and building setbacks for the convenience store adhere to the requirements outlined in the Waxahachie Zoning Ordinance. The gasoline pumps are proposed in two groups of four pumps, each covered by a canopy.

The QuikTrip is proposed to operate seven days a week with anywhere from 1 to 10 employees on-site at any given time. In total, QuikTrip plans to employ more than a dozen employees. The applicant will pursue a TABC license for the QuikTrip separately from this SUP.

It is important to note that a Convenience Store and Gasoline Sales SUP was previously approved for this property in August of 2020. The specific approval was for a 7-Eleven gas station. However, following approval, the developer opted not to pursue the development and the SUP expired due to inaction.

Table 2: Proposed Development Standards (General Retail)

Standard	City of Waxahachie	QuikTrip	Meets Y/N
Min. Lot Area (Sq. Feet)	7,000	102,248	Yes
Min. Lot Width (Feet)	60	293.66	Yes
Min. Lot Depth (Feet)	100	279.44	Yes
Min. Front Yard (Feet)	40	40	Yes
Min. Side Yard (Feet)	20, 0 (Retail)	20	Yes
Min. Rear Yard (Feet)	20; 25(Residential)	20	Yes
Max. Height	2 stories	1 story	Yes
Max. Lot Coverage (%)	40%	5.2%	Yes
Parking: Convenience Store & Gasoline Sales 1 per 200 sq. ft., 1 per 3 pumps	30 spaces	64 spaces	Yes

Access

The site is proposed to be accessed by via a direct connection to Indian Drive to the South, a mutual access easement running along the rear of the property to the East, and a right-in-right-out (RIRO) only driveway connection to Brown Street. It is important to note that the mutual access easement to the rear of the property provides direct access from the site to the Highway 287 frontage road. TxDOT has provided written confirmation that RIRO connection to Brown Street will be acceptable.

Elevation/Façade

The applicant has provided three elevation/façade plans for consideration with this SUP. However, Option 1 identified in Table 3 and the exhibits below, is the preferred option by the applicant and staff. This option features three primary materials, Atlas Brick, Stone, and Window Glazing. The exact percentage of each of these materials can be referenced in Table 3 below. Staff is supportive of the percentage of window glazing proposed with the development.

The articulation of the proposed building meets the standards outlined in the Waxahachie Zoning Ordinance. Additionally, staff would like to note that the columns used for the gasoline canopies and the dumpster enclosure are proposed to utilize brick matching the convenience store. This design can be referenced further in the "Elevation/Façade" Exhibit below.

Table 3: Proposed Façade Materials

	Total	Atlas Brick	Stone	Fascia/Canopy	Glazing	Signage
West Façade	1635 Sq. Ft.	693 Sq. Ft. (54%)	243 Sq. Ft. (15%)	171 Sq. Ft. (11%)	361 Sq. Ft. (22%)	165 Sq. Ft.
North Façade	899 Sq. Ft.	480 Sq. Ft. (54%)	101 Sq. Ft. (11%)	44 Sq. Ft. (5%)	274 Sq. Ft. (30%)	
South Façade	899 Sq. Ft.	510 Sq. Ft. (57%)	101 Sq. Ft. (11%)	44 Sq. Ft. (5%)	244 Sq. Ft. (27%)	
East Façade	1386 Sq. Ft.	1319 Sq. Ft. (95%)			67 Sq. Ft. (5%)	

Landscaping

This property is subject to the landscaping requirements of Section 5.04 of the Waxahachie Zoning Ordinance. The applicant is proposing to meet all landscaping requirements for the site. The "Landscape Plan" exhibit below can be referenced for a full view of the landscaping proposed with the development. It is important to note that eight (8) Crape Myrtles have been proposed with the development.

Signage

The applicant is proposing multiple wall signs located on both the convenience store and gasoline pump canopies. Additionally, the applicant is proposing two (2) monument signs with electric pricers along Brown Street and Indian Drive. The proposed wall and monument signs adhere to the requirements of the Waxahachie Zoning Ordinance.

The applicant is also proposing a 293-square-foot, 70.5' pole sign on-site. The proposed sign does adhere to the maximum allowable height and minimum setback requirement of the Waxahachie Zoning Ordinance. The pole sign is proposed to be setback approximately 53' from the convenience store; approximately 70.5' from the nearest (northern) property line.

STAFF CONCERNS

The applicant originally intended to locate the proposed pole sign off-site, as per Operational Plan. However, staff advised the applicant that off-site pole signs are not permitted by the Waxahachie Zoning Ordinance. The applicant then revised their proposal to locate the sign on-site; but had not opted to change the height of the proposed sign from 90'. Following the February 28th Planning & Zoning Commission meeting, the applicant opted to reduce the height of the proposed sign to 70.5' in an effort to adhere to the recommendation of the Planning & Zoning Commission. However, a sign of this height would likely be obscured from traffic along Highway 287, thus defeating the purpose of a pole sign altogether.

Staff has specific concern regarding the Pole Sign proposed with this development. The applicant is still requesting a substantial amount of signage for the property, including two monument signs. Staff believes the site will still include ample signage to promote QuikTrip if the Pole Sign is eliminated. The proposed sign is out of character for the surrounding area. The revised location and height of the pole sign is not be visible to drivers south-bound on Highway 287 until they have already passed the Brown Street exit. Due to this, staff is **not supportive** of the proposed pole sign and does not believe a pole sign is appropriate, or needed, with the development. Staff recommends the applicant remove the pole sign from the SUP request.

If City Council opts to recommend approval of the pole sign, staff recommends the Council require the pole sign to adhere to the minimum setback and maximum height & size requirements detailed in Section 5.08 of the Waxahachie Zoning Ordinance.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 9 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

PUBLIC NOTIFICATION RESPONSES

Staff has received one (1) letter of support for the proposed SUP. **Note: The letter of support was provided by the current property owner.*

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, staff recommends approval of the SUP request with conditions noted below.

Conditions:

1. The proposed Pole Sign will be removed from the SUP request and the Site Plan.
2. A mutually agreed upon Development Agreement shall be required for the development.
3. The applicant shall receive all necessary building permits from the Building & Community Services Department prior to construction.

ATTACHED EXHIBITS

1. PON Responses
2. Operational Plan
3. Development Agreement
4. SUP Ordinance
5. Exhibit A - Location Map
6. Exhibit B - Site Plan
7. Exhibit C - Landscape Plan
8. Exhibit D - Elevation/Façade Plan
9. Exhibit E - Signage Plan

APPLICANT REQUIREMENTS

1. If approved by City Council, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all comments.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
 - a. If comments were not satisfied, then applicant will be notified to make corrections.
 - b. If all comments satisfied, applicant shall provide a set of drawings that incorporate all comments.

STAFF CONTACT INFORMATION***Prepared by:***

Zack King
Senior Planner
zking@waxahachie.com

Reviewed by:

Jennifer Pruitt, AICP, LEED-AP, CNU-A
Senior Director of Planning
jennifer.pruitt@waxahachie.com

(13)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **ZDC-175-2022**



**BUFFALO CREEK PLAZA LLC
440 GINGERBREAD LN
WAXAHACHIE, TX 75165**

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, February 28, 2023 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Tuesday, March 6, 2023 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

Request by Corey Vaughan, QT South, LLC, for a **Specific Use Permit (SUP)** for a Convenience Store with Gasoline Sales use (QuikTrip) within a General Retail zoning district located at 1342 Brown Street (Property ID: 295114 & 295115) – Owner: BUFFALO CREEK PLAZA LLC (ZDC-175-2022) Staff: Zack King

You received this notice because your property is within the area of notification as required by law. As an interested party you are welcome to make your views known by attending the hearings. If you cannot attend the hearings, you may express your views by filling in and returning the bottom portion of this notice. Please contact the Planning Department at (469) 309-4290 or via email: Planning@Waxahachie.com for additional information on this request.

Case Number: **ZDC-175-2022**

City Reference: 179000

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **February 22, 2023** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 401 South Rogers Street, Waxahachie, TX 75165.

☒ SUPPORT

☐ OPPOSE

Comments:

Joe Rust
Signature
Joe Rust, Property Owner
Printed Name and Title

2-12-23
Date
440 Gingerbread Ln.
Address
Waxahachie, TX 75165

It is a crime to knowingly submit a false zoning reply form. (Texas Penal Code 37.10)

If you are not the addressee at the top of this form, but would like to submit a response, please contact the City for a blank form.

City of Waxahachie
Planning & Zoning Department
401 S Rogers St.
Waxahachie, Texas 75165
(469) 309 - 4290



Project Narrative:

QT South, LLC is looking to develop a convenience store with a gas station on the property at the SEC of US 287 & Brown St. also known as 1342 Brown St., Waxahachie, TX 75165, Property ID: 17900. The property is zoned GR – General Retail and QuikTrip is respectfully requesting the approval of a SUP to allow for the following:

- Gasoline sales under Appendix A, Article IV, Sec.4.03c,
- Obtain a TABC license less than 300ft from a school property line under Chapter 4, Ordinance No. 2500 Sec.4-3(A)(1),
- An off premise 90ft tall pole sign with a 32.95' setback under Appendix A, Article V, Sec.5.08 (d)(15), and
- Less than 30% minimum glazing requirement on all elevations under Appendix A, Article V, Sec.5.01(b)(iv)(7)(b)(v).

QuikTrip corporation was established in 1958 in Tulsa, Oklahoma and is the current location of the corporate headquarters. QuikTrip operates over 900 stores nationwide. The company is privately held and there are no franchises. All the store operations are directed from the corporate office to maintain our brand of excellence through consistency in products, employee training and store designs.

Beside fuel sales, QuikTrip offers an extensive variety of food, beverages, and products. Such has fresh food delivered daily for our grab and go selections in the refrigerated coolers and the pastry cases. The full service counter called, "QT Kitchens" allows our employees to prepare hot, fresh sandwiches, flatbreads, pizzas, pretzels, and breakfast items, as well as hot and cold beverages, smoothies, and ice cream novelties.

The exterior of the building has four entrances for customers to use – two in the front, one on each side of the building. Plus, the store will now have a rear door and loading area for vendors delivering to the store. The parking lot has parking along the front and sides of the store allowing for better vehicle circulation and separation from customer and vehicle interaction.

When considering a new location, there is typically a concern over traffic impacts, circulation on and around the lot and the access to the site. QuikTrip has proceeded with completing a traffic study for the site plan we're seeking for this location and have included a draft with this written narrative for the property.

This store will employ more than a dozen individuals, and the number of staff present varies depending on demand. However, we expect that during the day there will be anywhere from 1 to 10 employees on site at any given time. Although this QuikTrip store are open 24 hours a day, 7 days a week, alcohol sales hours are in accordance with TABC and local government.

The stores do not allow for alcoholic beverage drinking on site, although we are proposing two tables on the patio outside the store. These tables are proposed to allow for patrons to enjoy their non-alcoholic QuikTrip purchases.

For more than 50 years QuikTrip has demonstrated the ability and commitment to act as a reliable and capable retailer. We have strict Responsible Retailing policies in place to help ensure compliance with all TABC as well as local, state, and federal alcohol laws. We also conduct our own internal compliance shops.

QuikTrip looks forward to working with the City of Waxahachie throughout the development process. Thank you for the time you have already devoted to this project and the time and effort in the future spent to bring this project to fruition. Please let me know if there are any comments, questions, or additional materials needed regarding our submission.

Respectfully,

A handwritten signature in blue ink, reading "Corey Vaughan". The signature is written in a cursive style with a large "V" and a small "H" at the end.

Corey Vaughan
Real Estate Project Manager
QuikTrip Corporation
(945) 455 - 6422

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A CONVENIENCE STORE WITH GASOLINE SALES USE WITHIN A GENERAL RETAIL (GR) ZONING DISTRICT, LOCATED 1342 BROWN STREET, BEING PROPERTY ID 295114 & 295115, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 3 & 4, BLOCK A IN THE BUFFALO CREEK ADDITION SUBDIVISION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS:

WHEREAS, the City Council of the City of Waxahachie having heretofore adopted a zoning ordinance and map showing the classification of the various property located within the city limits of said City; and

WHEREAS, the described property is classified in said ordinance and any amendments thereto as GR; and

WHEREAS, a proper application for a SUP has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number ZDC-175-2022. Said application having been referred to the Planning and Zoning (P&Z) Commission was recommended by the P&Z Commission for approval and the issuance thereof; and

WHEREAS, proper notification has been published for the time and in the manner as prescribed by the city ordinance of the City of Waxahachie for a public hearing thereon; and,

WHEREAS, a proper hearing was held as required by law and the Council having heard all arguments for and against said SUP;

NOW, THEREFORE, this property is rezoned from GR to GR, with a SUP in order to permit a Convenience Store with Gasoline Sales use on the following property: Lot 3 & 4, Block A of the Buffalo Creek Addition subdivision, which is shown on Exhibit A, in accordance with the Site Plan attached as Exhibit B, Landscape Plan attached as Exhibit C, Elevation/Façade Plan attached as Exhibit D, and Signage Plan attached as Exhibit E.

SPECIFIC USE PERMIT

Purpose and Intent

The purpose of this Ordinance is to provide the appropriate restrictions and development controls that ensure this Specific Use Permit is compatible with the surrounding development and zoning and to also ensure that the development complies with the City's Comprehensive Plan and Zoning Ordinance.

Specific Use Permit

FOR OPERATION OF A SPECIFIC USE PERMIT FOR A HEAVY MACHINERY AND EQUIPMENT RENTAL, SALES OR STORAGE USE, AN OUTDOOR DISPLAY USE, AND A POLE SIGN USE WITHIN A GENERAL RETAIL (GR) ZONING DISTRICT; the following standards and conditions are hereby established as part of this ordinance:

1. A mutually agreed upon Development Agreement will be required for the development.
2. The Site Plan shall conform as approved by the City Council under case number ZDC-175-2022.
3. The development shall adhere to the City Council approved in Exhibit A- Location Map, Exhibit B – Site Plan, Exhibit C - Landscape Plan, Exhibit D – Elevation/Façade Plan, and Exhibit E – Signage Plan.
4. All materials, location of materials, and percentage of materials for the building shall be consistent with the Elevation/Facade Concept Plan (Exhibit D).
5. All development within the subject property will be subject to obtaining building permits from the City in accordance with the City's applicable rules and regulations governing such permits.
6. The development shall maintain compliance with all Federal, State and Local regulations; including, but not necessarily limited to, all applicable standards and regulations of the City of Waxahachie Municipal Code and City of Waxahachie Zoning Ordinance.
7. Any zoning, land use requirement, or restriction not contained within this Development Agreement, Zoning Ordinance, or Staff Report as approved by City Council, shall conform to those requirements and/or standards prescribed in Exhibits B – Site Plan, Exhibit C – Landscape Plan, Exhibit D – Elevation/Façade Plan, and Exhibit E – Signage Plan. Where regulations are not specified in Exhibits B, C, D, E, Zoning Ordinance, or Development Agreement, the regulations of the General Retail (GR) Zoning District shall apply to this development.
8. City Council shall have the right to review the Specific Use Permit at any point, if needed.

Compliance

1. It shall be unlawful for the owner, manager, or any person in charge of a business or other establishment to violate the conditions imposed by the City Council when a Specific Use Permit is granted, and the violation of those conditions could result in a citation being issued by the appropriate enforcement officers of the City of Waxahachie.
2. Furthermore, by this Ordinance, if the premises covered by this Specific Use Permit is vacated and/or ceases to operate for a period exceeding six months (6 months), a new Specific Use Permit shall be required to reestablish the use.

(14)

3. This Specific Use Permit shall run with the land and therefore may be transferred from owner to owner; however, each new owner shall obtain a new Certificate of Occupancy.
4. The Certificate of Occupancy shall note the existence of this Specific Use Permit by its number and title.

An emergency is declared to exist in that needed and approved improvements will be unnecessarily delayed if this ordinance is not effective upon passage and this ordinance is to be effective upon passage.

The zoning map of the City of Waxahachie is hereby authorized and directed to be demarked in accordance therewith.

PASSED, APPROVED AND ADOPTED on this 6th day of March, 2023.

MAYOR

ATTEST:

City Secretary

Exhibit A - Location Map

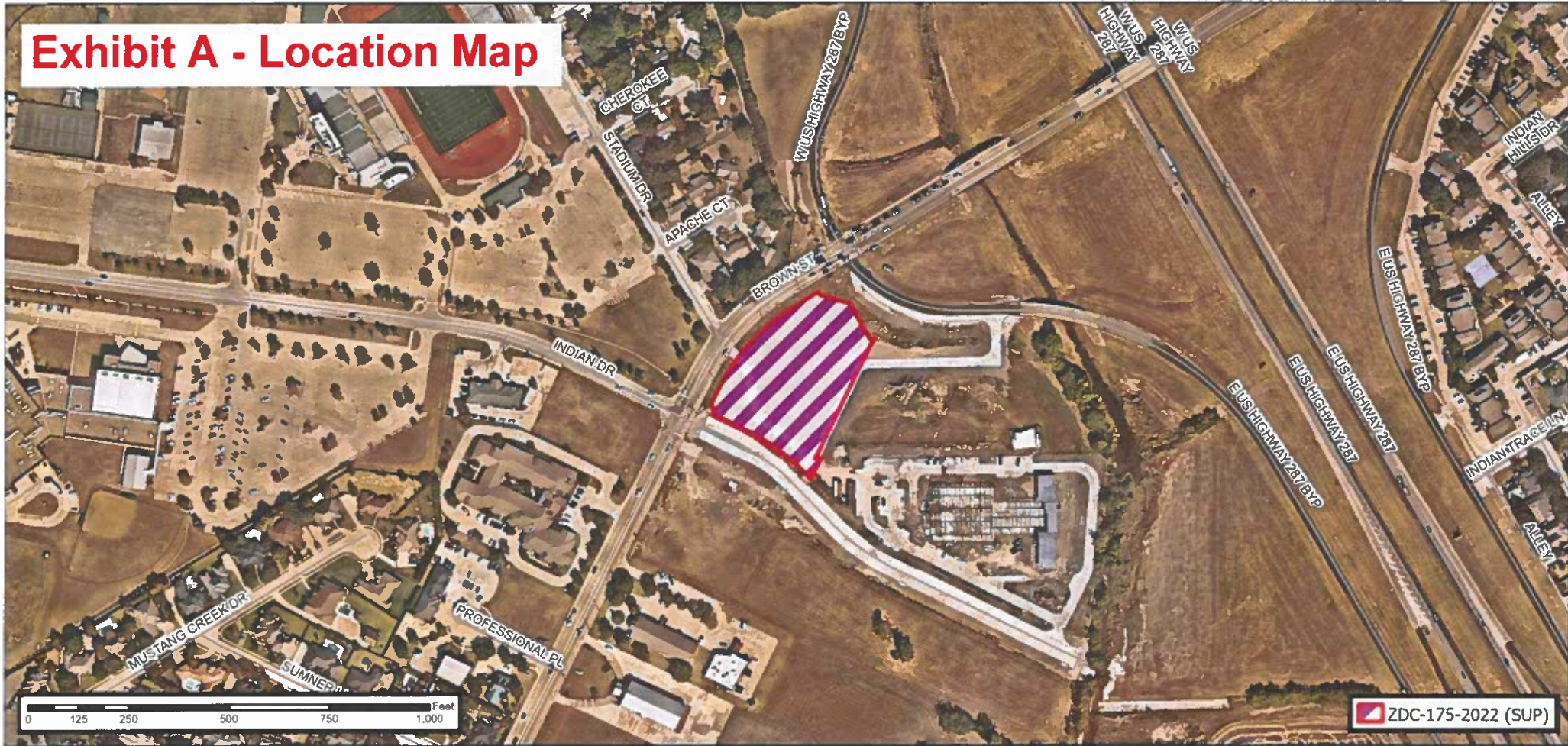


Exhibit B - Site Plan

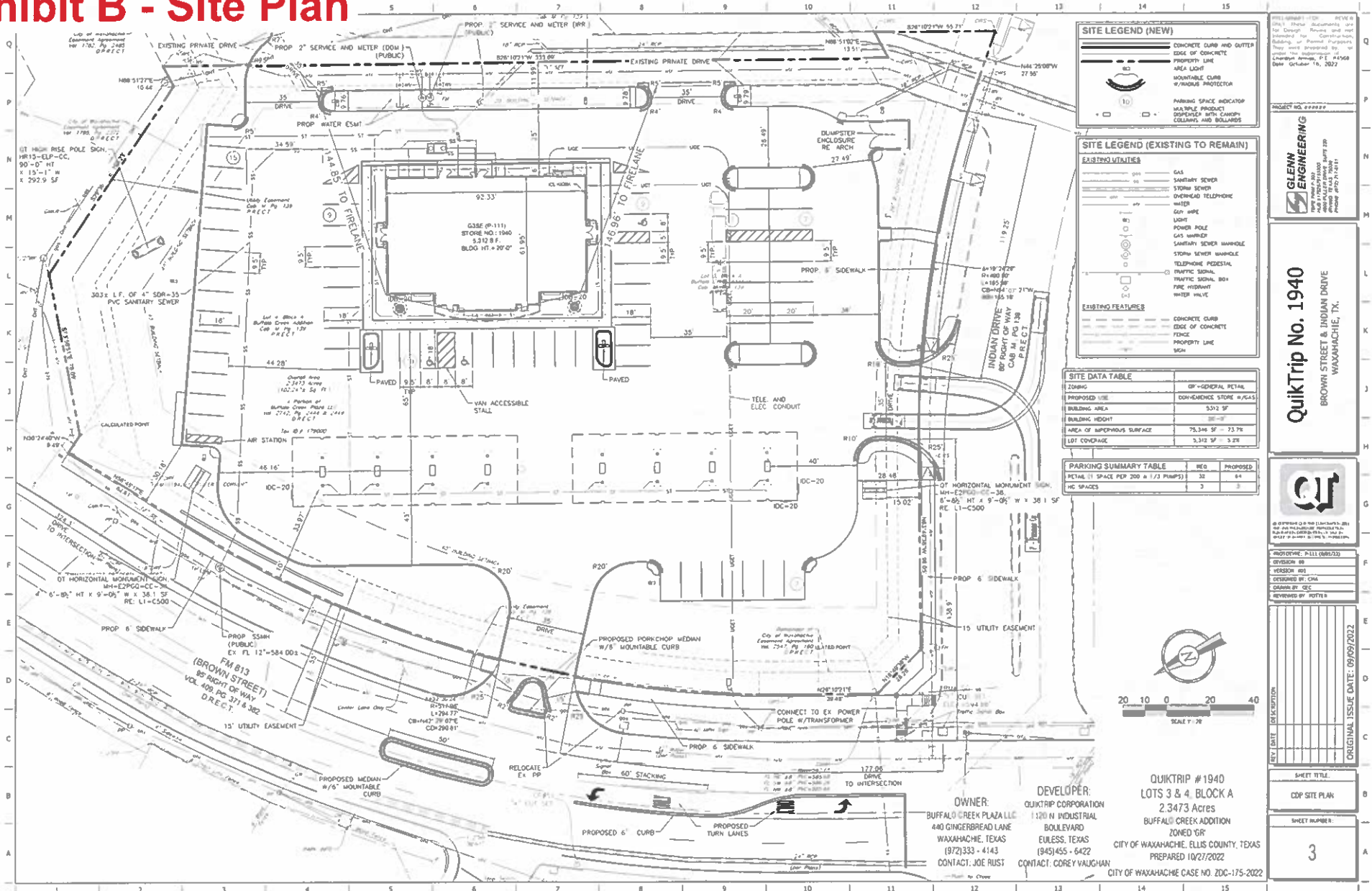
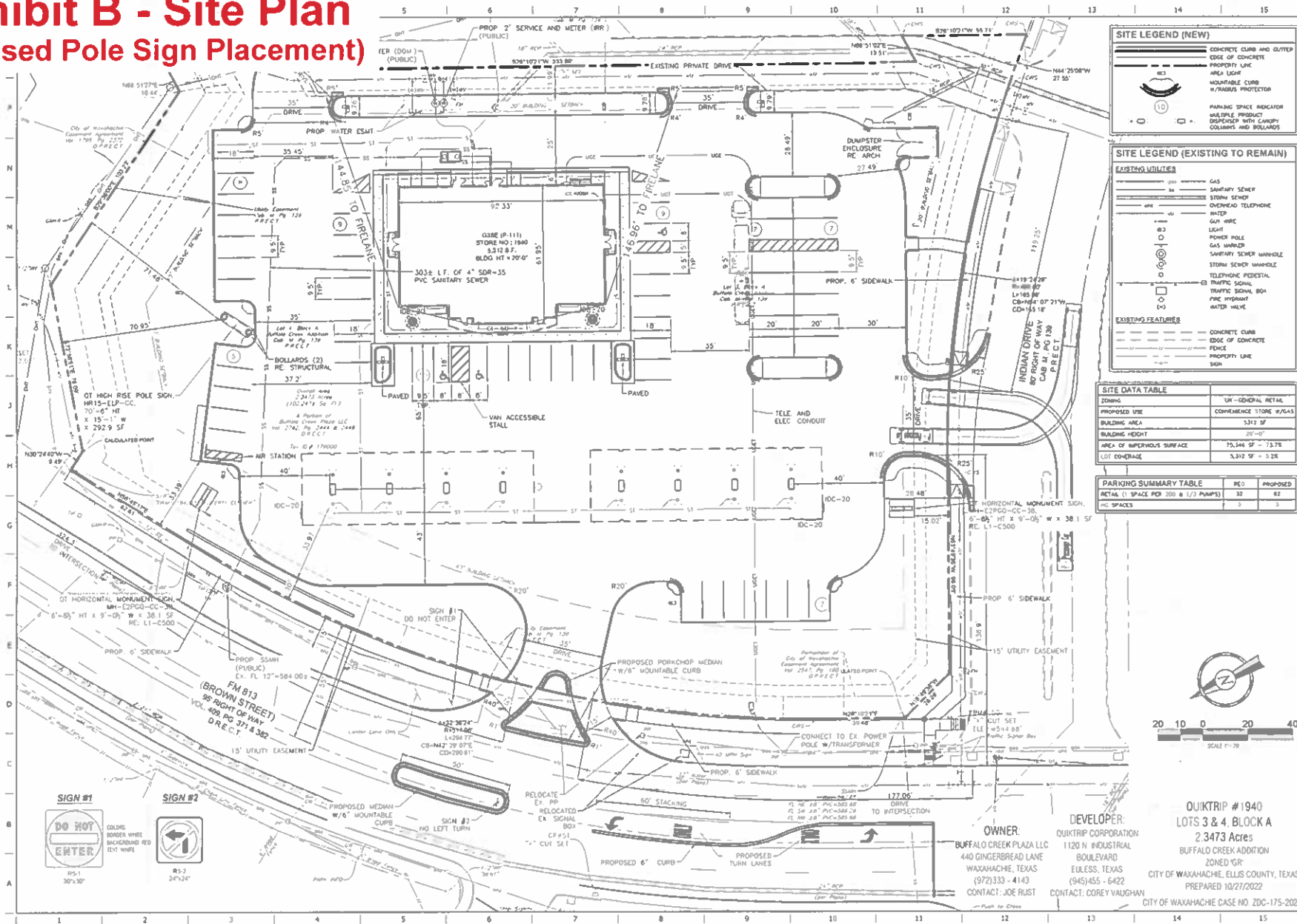


Exhibit B - Site Plan (Revised Pole Sign Placement)



SITE LEGEND (NEW)

CONCRETE CURB AND GUTTER	EDGE OF CONCRETE
AREA LIGHT	MOUNTABLE CURB
M/TRAFFIC PROTECTION	PARKING SPACE INDICATOR
MULTIPLE PRODUCT DISPENSER WITH CASHIER COLUMNS AND BOLLARDS	

SITE LEGEND (EXISTING TO REMAIN)

EXISTING UTILITIES

GAS	SANITARY SEWER
STORM SEWER	OVERHEAD TELEPHONE
WATER	W/TRAFFIC
POWER POLE	GAS W/TRAFFIC
SANITARY SEWER W/TRAFFIC	STORM SEWER W/TRAFFIC
TELEPHONE FIBER	TRAFFIC SIGNAL
TRAFFIC SIGNAL BOX	FIRE HYDRANT
W/TRAFFIC	

EXISTING FEATURES

CONCRETE CURB	EDGE OF CONCRETE
FORCE	PROPERTY LINE
SIGN	

SITE DATA TABLE

ZONING	SR - GENERAL RETAIL
PROPOSED USE	CONVENIENCE STORE #/GAS
BUILDING AREA	5,312 SF
BUILDING HEIGHT	20'-0"
AREA OF IMPERVIOUS SURFACE	73,346 SF - 73.7%
LOT COVERAGE	5,312 SF - 5.2%

PARKING SUMMARY TABLE

IC-1	IC-2	IC-3
3	3	3

GLENN ENGINEERING
1100 N INDUSTRIAL BOULEVARD
EULESS, TEXAS 76039
PHONE: (945) 455-6422

QuikTrip No. 1940
BROWN STREET & INDIAN DRIVE
WAXAHACHIE, TX

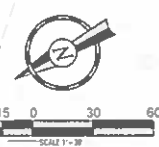
PROPOSED
REVISION: 02
DESIGNED BY: CHA
CHECKED BY: DEC
REVIEWED BY: JOTTER

ORIGINAL ISSUE DATE: 10/27/2022

SHEET TITLE:
CDP SITE PLAN

SHEET NUMBER:
3


(14)



OPA's these documents are
for Design. Review and not
intending for Construction,
Bidding, or Permit Preparation.
They were prepared by, or
under the supervision of,
a registered Professional Engineer
in the State of California.
Date: October 16, 2022

PROJECT NO. 000000

**GLENN
ENGINEERING**

 TYPED NAME: J. A. JOHNSON
DATE: 10/16/2022
DRAWN BY: J. A. JOHNSON
CHECKED BY: J. A. JOHNSON
PROJECT NO.: 000000

QuikTrip No. 1940
BROWN STREET & INDIAN DRIVE
WAXAHACHIE, TX.

SHEET TITLE:
CDP LANDSCAPE PLAN

SHEET NUMBER:
5

QUIKTRIP #1940
LOTS 3 & 4, BLOCK A
2.3473 Acres
BUFFALO CREEK ADDITION
ZONED 'GR'
CITY OF WAXAHACHIE, ELLIS COUNTY TEXAS
PREPARED 10/27/2022
CITY OF WAXAHACHIE CASE NO. ZDC 175-2022

Exhibit D - Elevation/Facade Plan

(14)

G3SE Material SF & Percentage Table						
	TOTAL	ATLAS BRICK	STONE	FASODA/CANOPY	GLAZING	SIGNAGE
WEST FACADE	1635 SF	693 SF 54%	243 SF 15%	171 SF 11%	361 SF 22%	165 SF 10%
NORTH FACADE	899 SF	490 SF 54%	101 SF 11%	44 SF 5%	274 SF 30%	
SOUTH FACADE	899 SF	510 SF 57%	101 SF 11%	44 SF 5%	244 SF 27%	
EAST FACADE	1356 SF	1319 SF 95%			67 SF 5%	



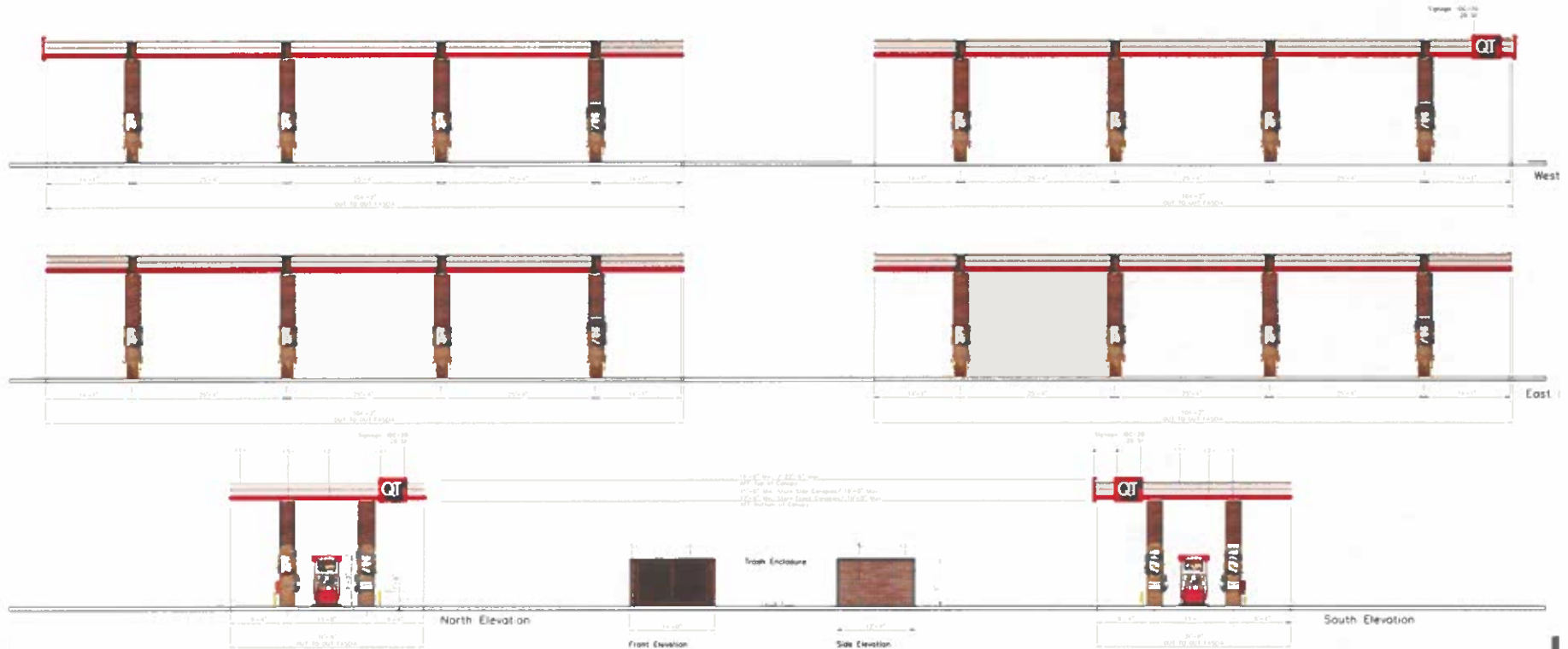
 QuikTrip. <small>4700 South 129th East Ave Tulsa, OK 74116-7000 P.O. Box 2475 Tulsa, OK 74101-2475 (918) 834-7700</small>	Store #	1940	Custom G3SE - Black Stone	Address:	SEC US 287 & Brown St (FM813)	City, State:	Waxahachie, TX	APPROVED <small>01/19/2023</small> 	<table border="1"> <thead> <tr> <th>#</th> <th>PROB</th> <th>REVISIONS</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>01/19/2023</td> <td>01/19/2023</td> <td>01/19/2023</td> </tr> </tbody> </table>	#	PROB	REVISIONS	DESCRIPTION	1	01/19/2023	01/19/2023	01/19/2023
	#	PROB	REVISIONS	DESCRIPTION													
1	01/19/2023	01/19/2023	01/19/2023														
Series #	08-1940-G3SE	Scale:	1/8"=1'-0"	Issue Date:	01.19.23	Drawn By:	BP										

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Exhibit D - Elevation/Facade Plan

(14)

Canopy Material SF & Percentage Table				
	TOTAL-BOTH CANOPIES	ATLAS BRCK	FASDA/ CANOPY	SIGNAGE
WEST FACADE:	1120 SF	368 SF 33%	732 SF 65%	20 SF 2%
EAST FACADE:	1120 SF	368 SF 33%	752 SF 67%	
NORTH FACADE:	410 SF	184 SF 45%	206 SF 50%	20 SF 5%
SOUTH FACADE:	410 SF	184 SF 45%	206 SF 50%	20 SF 5%



<p>QuikTrip</p> <p>400 South 129th East Ave Tulsa, OK 74134-7008 P.O. Box 3475 Tulsa, OK 74101-3475 (918) 435-7700</p>	Store #	1940	Split 4+4 Canopy Elevations	Address:	SEC US 287 & Brown St (FM813)	City/State:	Waxahachie, TX	<table border="1"> <thead> <tr> <th>Item</th> <th>Notes</th> <th>MANUFACTURER</th> <th>SPECIFICATION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Canopy Structure</td> <td>QuikTrip</td> <td>QuikTrip</td> </tr> <tr> <td>2</td> <td>Canopy Material</td> <td>QuikTrip</td> <td>QuikTrip</td> </tr> <tr> <td>3</td> <td>Canopy Signage</td> <td>QuikTrip</td> <td>QuikTrip</td> </tr> <tr> <td>4</td> <td>Canopy Lighting</td> <td>QuikTrip</td> <td>QuikTrip</td> </tr> <tr> <td>5</td> <td>Canopy Ventilation</td> <td>QuikTrip</td> <td>QuikTrip</td> </tr> <tr> <td>6</td> <td>Canopy Foundation</td> <td>QuikTrip</td> <td>QuikTrip</td> </tr> <tr> <td>7</td> <td>Canopy Anchors</td> <td>QuikTrip</td> <td>QuikTrip</td> </tr> <tr> <td>8</td> <td>Canopy Fasteners</td> <td>QuikTrip</td> <td>QuikTrip</td> </tr> <tr> <td>9</td> <td>Canopy Hardware</td> <td>QuikTrip</td> <td>QuikTrip</td> </tr> <tr> <td>10</td> <td>Canopy Accessories</td> <td>QuikTrip</td> <td>QuikTrip</td> </tr> </tbody> </table>	Item	Notes	MANUFACTURER	SPECIFICATION	1	Canopy Structure	QuikTrip	QuikTrip	2	Canopy Material	QuikTrip	QuikTrip	3	Canopy Signage	QuikTrip	QuikTrip	4	Canopy Lighting	QuikTrip	QuikTrip	5	Canopy Ventilation	QuikTrip	QuikTrip	6	Canopy Foundation	QuikTrip	QuikTrip	7	Canopy Anchors	QuikTrip	QuikTrip	8	Canopy Fasteners	QuikTrip	QuikTrip	9	Canopy Hardware	QuikTrip	QuikTrip	10	Canopy Accessories	QuikTrip	QuikTrip
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(47)

Exhibit D - Elevation/Facade Plan



Exhibit D - Elevation/Facade Plan

(41)



Exhibit D - Elevation/Facade Plan



Exhibit D - Elevation/Facade Plan

(14)



(f)

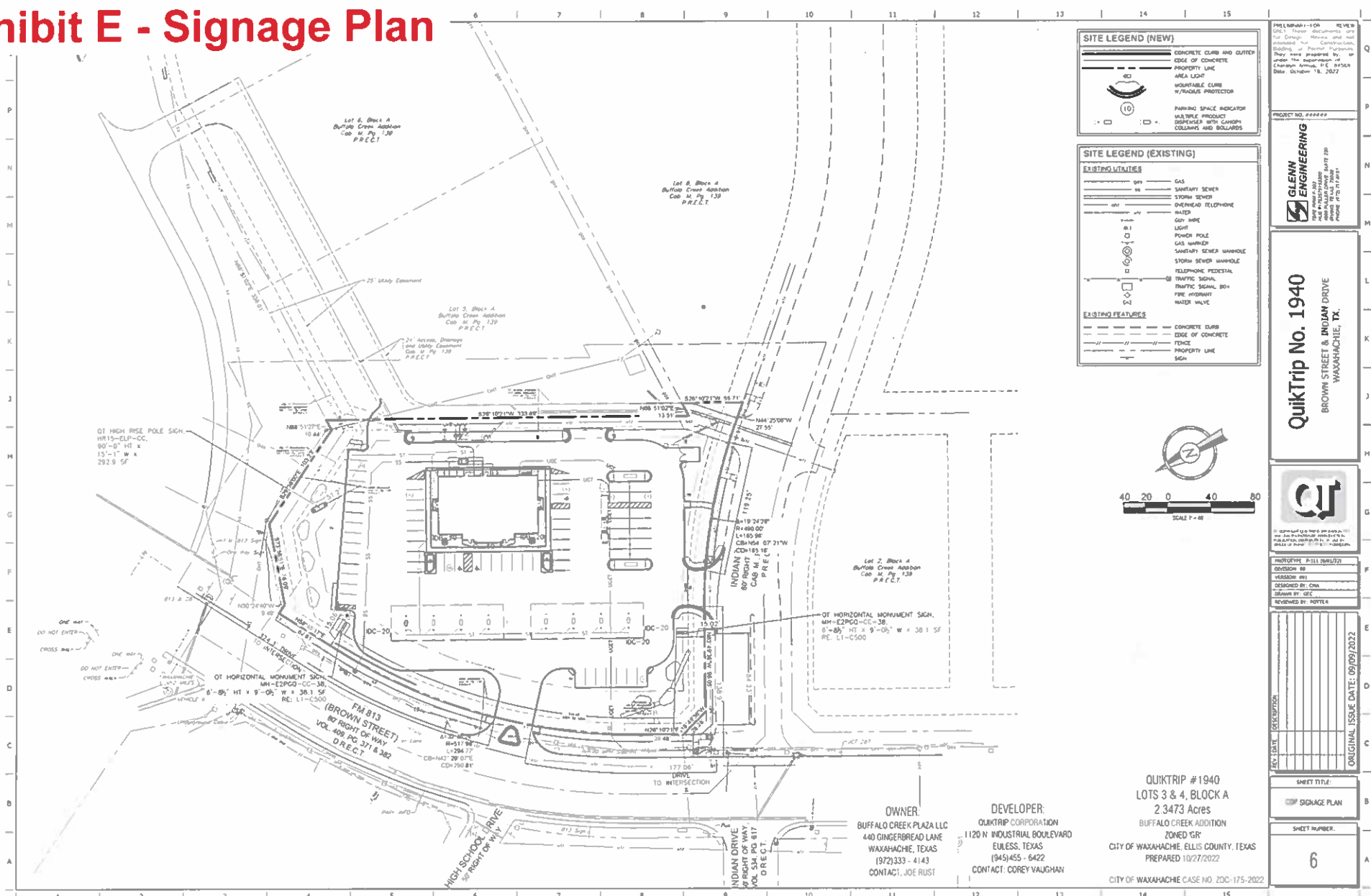


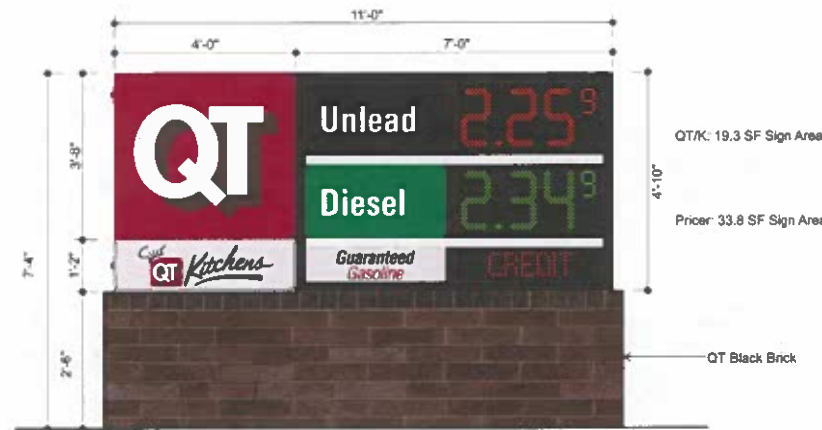
Exhibit E - Signage Plan



Top View



Side Elevation



Front Elevation
Scale: 3/8" = 1'-0"



Side Elevation

MH15-E2PGQ-CC-54 Horizontal Monument Sign

- QT Logo
- Two (2) Product LED Gas Price Sign with Cash & Credit
- QT Kitchens
- Guaranteed Gasoline
- 53.1 Square Feet Sign Area

Notes:

- 1.) Engineering provided by QT.
- 2.) Steel supports provided by sign installer.



Item #QT-MH15-E2PGQ-CC-54

Project Information

Client
QuikTrip

Location

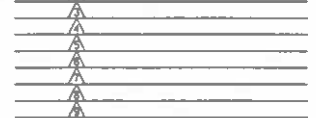
Waxahachie

Sales House Design Project Manager
CT CT James Gentry

Date / Description

01/24/22 Issue Date

02/01/22 Rev. 1



Notes

Store #

1940

Declaration

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Color Specifications

All Paint Finishes to be Akzo Nobel

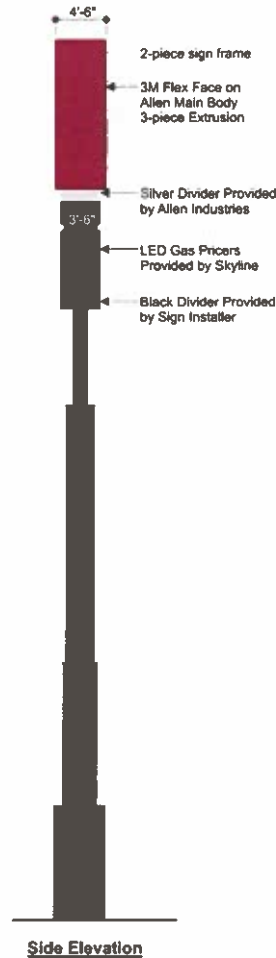
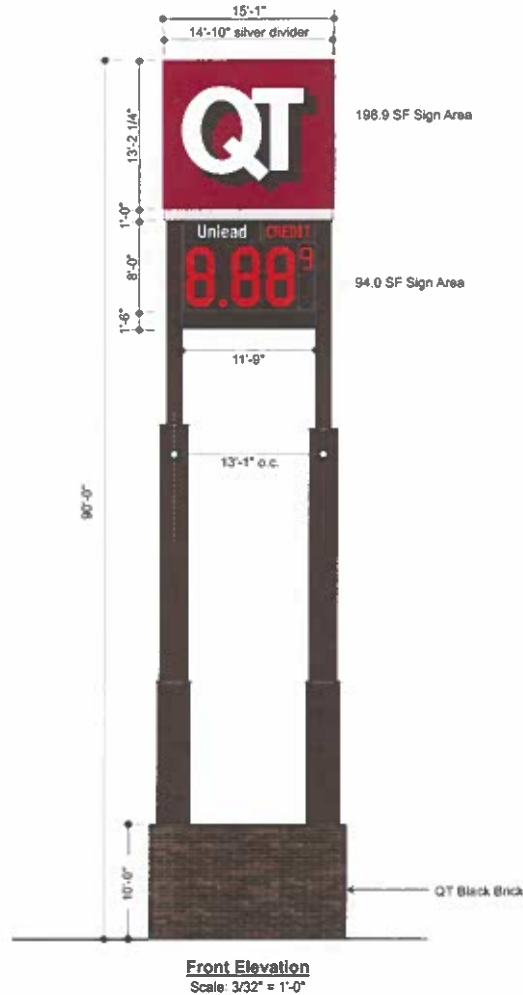
- Opaque Silver
- Translucent White
- Black - Low Gloss
- Matte White (Interior of Sign)
- Match 3M Cardinal Red #3632-53
- Match PMS 349C

Regarding Fabrication Fit & Finish of All QT Signs:

- Visible fabrication seams and welded joints are to be sanded smooth, filled and finished to QT specifications.
- Any visible fasteners are to be countersunk and have painted heads.
- Face retainers must fit flush and have even, minimal seams.
- Any variation from this directive must be brought to the attention of the QT Quality Control Manager without delay.



Exhibit E - Signage Plan



1940-HR15-ELP-CC High Rise Sign

- QT Logo
- Silver Fabricated Aluminum Divider
- One (1) Product LED Gas Price Sign
- 292.9 Square Feet Sign Area

Notes:

- 1) Engineering provided by QT
- 2) Steel supports provided by QT

Color Specifications

All Paint Finishes to be Akzo Nobel

- Opaque Silver
- Translucent White
- Black - Low Gloss
- Matte White (Interior of Sign)
- Match 3M Cardinal Red #3632-53
- Match PMS 349C

Regarding Fabrication Fit & Finish of All QT Signs:

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1940-HR15-ELP-CC

Project Information

Client
QuikTrip

Location

Waxahachie

Sales House	Design CT	Project Manager James Gentry
-------------	-----------	------------------------------

Date / Description

Date	Issue Date	Initial
12/18/19	Rev. 1	CT
01/10/20	Rev. 2	CT
02/12/20		

Notes

APPROVED
J. Gentry 01/10/20

Store #

1940

Declaration

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STATE OF TEXAS	§	DEVELOPMENT AGREEMENT
	§	FOR QUIKTRIP
COUNTY OF ELLIS	§	

This Development Agreement for QuikTrip ("Agreement") is entered into between QT South, LLC ("QTS") and the City of Waxahachie, Texas ("City"). QTS and the City are sometimes referred herein together as the "Parties" and individually as a "Party."

Recitals:

1. QTS is the owner of approximately 2.3473 acres of real property generally located at 1342 Brown Street, Parcel Number 295114 & 295115 in the City of Waxahachie, Texas (the "Property"), for which the applicant has requested a change in the Property's General Retail zoning to a General Retail with Specific Use Permit ("SUP") zoning, revising specific development standards. The Property is currently zoned General Retail by the City, and is anticipated to have the SUP reviewed on March 6, 2023.

2. The planned use of the Property is to create a SUP to allow for the use of a Convenience Store with Gasoline Sales development (QuikTrip). The SUP zoning process is utilized to ensure that the Property would develop in a manner that meets the City's desired development standards, as well as providing QTS with agreed-upon and negotiated standards consistent with their business objectives.

3. As is reflected by the public records of the City, significant discussions and negotiations between representatives of QTS and the City of Waxahachie staff have occurred during various meetings, in an effort to obtain an agreed-upon and negotiated set of zoning and development standards to be reflected in the SUP zoning amendment Ordinance No. (TBD) (the "QuikTrip" SUP), a copy of which is attached hereto as *Exhibit A* and which contains the negotiated zoning and development standards for QuikTrip.

4. This Agreement seeks to incorporate the negotiated and agreed upon zoning and development standards contained in the QuikTrip SUP Ordinance as contractually-binding obligations between the City of Waxahachie and QTS, and to recognize QTS's reasonable investment-backed expectations in the QuikTrip SUP Ordinance and the planned development of QuikTrip.

NOW, THEREFORE, for and in consideration of the above and foregoing premises, the benefits to each of the Parties from this Agreement, and other good and valuable consideration, the sufficiency of which is hereby acknowledged and agreed, the Parties do hereby agree as follows:

Section 1. Incorporation of Premises. The above and foregoing Recitals are true and correct and are incorporated herein and made a part hereof for all purposes.

Section 2. Term. This Agreement shall be effective as of the date of execution of this Agreement by the last of the Parties to do so ("**Effective Date**"). This Agreement shall remain in full force and effect from the Effective Date until terminated by the mutual agreement of all of the Parties in writing ("**Term**").

Section 3. Agreements. The Parties agree as follows:

Incorporation of Zoning and Recognition of Investment-Backed Expectations:

The negotiated and agreed upon zoning and development standards contained in the QuikTrip SUP Ordinance, which incorporate by reference the general zoning regulations of the City of Waxahachie zoning ordinance, are hereby adopted and incorporated into this Agreement as contractually-binding obligations of the Developer.

The Developer agrees to:

- (A) A mutually agreed upon Development Agreement will be required for the development.
- (B) The Site Plan shall conform as approved by the City Council under case number ZDC-175-2022.
- (C) The development shall adhere to the City Council approved in Exhibit A- Location Map, Exhibit B – Site Plan, Exhibit C - Landscape Plan, Exhibit D – Elevation/Façade Plan, and Exhibit E – Signage Plan.
- (D) All materials, location of materials, and percentage of materials for the building shall be consistent with the Elevation/Facade Concept Plan (Exhibit D).
- (E) All development within the subject property will be subject to obtaining building permits from the City in accordance with the City's applicable rules and regulations governing such permits.
- (F) The development shall maintain compliance with all Federal, State and Local regulations; including, but not necessarily limited to, all applicable standards and regulations of the City of Waxahachie Municipal Code and City of Waxahachie Zoning Ordinance.
- (G) Any zoning, land use requirement, or restriction not contained within this Development Agreement, Zoning Ordinance, or Staff Report as approved by City Council, shall conform to those requirements and/or standards prescribed in Exhibits B – Site Plan, Exhibit C – Landscape Plan, Exhibit D – Elevation/Façade Plan, and Exhibit E – Signage Plan. Where regulations are not specified in Exhibits B, C, D, E, Zoning Ordinance, or Development Agreement, the regulations of the General Retail (GR) Zoning District shall apply to this development.
- (H) City Council shall have the right to review the Specific Use Permit at any point, if needed.

In consideration of QTS's agreement in this regard, the City of Waxahachie agrees that QTS has reasonable investment-backed expectations in the QuikTrip SUP Ordinance, and that the City of Waxahachie may not unilaterally change the zoning and development standards contained in the QuikTrip SUP Ordinance without impacting QTS's reasonable investment-backed expectations.

Section 4. Miscellaneous

A. This Agreement and any dispute arising out of or relating to this Agreement shall be governed by and construed in accordance with the laws of the State of Texas, without reference to its conflict of law rules. In the event of any dispute or action under this Agreement, venue for any and all disputes or actions shall be instituted and maintained in Ellis County, Texas.

B. It is acknowledged and agreed by the Parties that the terms hereof are not intended to and shall not be deemed to create a partnership, joint venture, joint enterprise, or other relationship between or among the Parties.

C. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect other provisions, and it is the intention of the Parties to this Agreement that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision shall be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

D. The rights and remedies provided by this Agreement are cumulative and the use of any one right or remedy by either Party shall not preclude or waive its right to use any or all other remedies. Said rights and remedies are given in addition to any other rights the Parties may have by law statute, ordinance, or otherwise. The failure by any Party to exercise any right, power, or option given to it by this Agreement, or to insist upon strict compliance with the terms of this Agreement, shall not constitute a waiver of the terms and conditions of this Agreement with respect to any other or subsequent breach thereof, nor a waiver by such Party of its rights at any time thereafter to require exact and strict compliance with all the terms hereof. Any rights and remedies any Party may have with respect to the other arising out of this Agreement shall survive the cancellation, expiration or termination of this Agreement, except as otherwise expressly set forth herein.

E. All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

F. Any of the representations, warranties, covenants, and obligations of the Parties, as well as any rights and benefits of the parties, pertaining to a period of time following the termination or expiration of this Agreement shall survive termination or expiration.

G. This Agreement is made subject to the existing provisions of the City of Waxahachie, its present rules, regulations, procedures and ordinances, and all applicable laws, rules, and regulations of the State of Texas and the United States.

H. The undersigned officers and/or agents of the Parties hereto are the properly authorized persons and have the necessary authority to execute this Agreement on behalf of the Parties hereto.

I. This Agreement may be only amended or altered by written instrument signed by the Parties.

J. The headings and captions used in this Agreement are for the convenience of the Parties only and shall not in any way define, limit or describe the scope or intent of any provisions of this Agreement.

K. This Agreement is the entire agreement between the Parties with respect to the subject matters covered in this Agreement. There are no other collateral oral or written agreements between the Parties that in any manner relates to the subject matter of this Agreement, except as provided or referenced in this Agreement.

L. This Agreement shall be recorded in the real property records of Ellis County, Texas. This Agreement and all of its terms, conditions, and provisions is and shall constitute a restriction and condition upon the development of the Property and all portions thereof and a covenant running with the Property and all portions thereof, and is and shall be binding upon QTS and all heirs, successors, and assigns and the future owners of the Property and any portion thereof; provided, however, this Agreement shall not constitute an obligation of or be deemed a restriction or encumbrance with respect to any platted residential lot upon which a completed structure has been constructed.

M. **Form 1295 Certificate.** The Developer agrees to comply with Texas Government Code, Section 2252.908 and in connection therewith, the Developer agrees to go online with the Texas Ethics Commission to complete a Form 1295 Certificate and further agrees to print the completed certificate and execute the completed certificate in such form as is required by Texas Government Code, Section 2252.908 and the rules of the Texas Ethics Commission and provide to the Town, at the time of delivery of an executed counterpart of this Agreement, a duly executed completed Form 1295 Certificate.

N. **Undocumented Workers Provision.** The Developer certifies that Developer does not and will not knowingly employ an undocumented worker in accordance with Chapter 2264 of the Texas Government Code, as amended. If during the Term of this Agreement, Developer is convicted of a violation under 8 U.S.C. § 1324a(f), Developer shall repay the amount of any public subsidy provided under this Agreement to Developer plus six percent (6.0%), not later than the 120th day after the date the Town notifies Developer of the violation.

O. **Non-Boycott of Israel Provision.** In accordance with Chapter 2270 of the Texas Government Code, a Texas governmental entity may not enter into an agreement with a business entity for the provision of goods or services unless the agreement contains a written verification from the business entity that it: (1) does not boycott Israel; and (2) will not boycott Israel during the term of the agreement. Chapter 2270 of the Texas Government Code does not apply to a (1) a company that is a sole proprietorship; (2) a company that has fewer than ten (10) full-time employees; or (3) the contract has a value of less than One

Hundred Thousand Dollars (\$100,000.00). Unless Developer is not subject to Chapter 2270 of the Texas Government Code for the reasons stated herein, the signatory executing this Agreement on behalf of Developer verifies that Developer does not boycott Israel and will not boycott Israel during the Term of this Agreement.

- P. **Prohibition on Contracts with Certain Companies Provision.** In accordance with Section 2252.152 of the Texas Government Code, the Parties covenant and agree that Developer is not on a list maintained by the State Comptroller's office prepared and maintained pursuant to Section 2252.153 of the Texas Government Code.
- Q. **Verification Against Discrimination of Firearm or Ammunition Industries.** Pursuant to Texas Government Code Chapter 2274, (as added by Texas Senate Bill 19, 87th Tex. Reg. Session (2021) (effective September 1, 2021)) unless otherwise exempt, if the Developer employs at least ten (10) fulltime employees and this Agreement has a value of at least \$100,000 that is paid wholly or partly from public funds of the Town, the Developer represents that: (1) the Developer does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and (2) the Developer will not discriminate during the Term of the Agreement against a firearm entity or firearm trade association.
- R. **Verification Against Discrimination Developer Does Not Boycott Energy Companies.** Pursuant to Texas Government Code Chapter 2274, (as added by Texas Senate Bill 13, 87th Tex. Reg. Session (2021) (effective September 1, 2021)) unless otherwise exempt, if the Developer employs at least ten (10) fulltime employees and this Agreement has a value of at least \$100,000 that is paid wholly or partly from public funds of the Town, the Developer represents that: (1) the Developer does not boycott energy companies; and (2) the Developer will not boycott energy companies during the Term of this Agreement.

(15)

{Signature Pages Follow}

(15)

EXECUTED by the Parties on the dates set forth below, to be effective as of the date first written above.

CITY OF WAXAHACHIE, TEXAS

By: _____
Michael Scott, City Manager

Date: _____

ATTEST:

By: _____
City Secretary

STATE OF TEXAS §
 §
COUNTY OF ELLIS §

Before me, the undersigned authority, on this _____ day of _____, personally appeared MICHAEL SCOTT, City Manager of the City of Waxahachie, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

[Seal]

By: _____
Notary Public, State of Texas

My Commission Expires: _____

(15)

: QT South, LLC (Owner - Developer)

By: _____

Date: _____

STATE OF TEXAS §
§
COUNTY OF ELLIS §

Before me, the undersigned authority, on this _____ day of _____, personally appeared _____, representative of QT South, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

[Seal]

By: _____
Notary Public, State of Texas

My Commission Expires: _____

: Buffalo Creek Plaza LLC (Owner)

By: _____

Date: _____

STATE OF TEXAS §
§
COUNTY OF ELLIS §

Before me, the undersigned authority, on this _____ day of _____, personally appeared _____, representative of Buffalo Creek Plaza LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

[Seal]

By: _____
Notary Public, State of Texas

My Commission Expires: _____



Memorandum

To: Honorable Mayor and City Council

From: Richard B. Abernethy, Director of Administrative Services

Thru: Michael Scott, City Manager

Date: March 6, 2023

Re: Consider Approval to Purchase Furniture and Finish-out Items for the Charles Beatty Municipal Services Building Project and Associated Supplemental Appropriation

Motion: "I move to approve the supplemental appropriation for the purchase of additional furniture and procurement of finish-out items for the Charles Beatty Municipal Services Building Project in the amount of \$642,300 from the General Fund unrestricted reserve."

Item Description: This item includes the purchase of furniture and miscellaneous finish-out items for the Charles Beatty Municipal Services Building Project and associated supplemental appropriation of \$642,300 from the General Fund unrestricted reserve. These items were discussed at the City Council Work Shop on February 24, 2023.

Item Summary: In July 2022, the City Council authorized a supplemental appropriation and change order with Steele and Freeman to finish out the third floor and retail building at the Chuck Beatty Municipal Services Building.

During the space planning process for the City Hall Renovations project, it was determined that relocating staff to a temporary location would effectively expedite the completion of the project and minimize service interruptions to citizens and customers. This would require leasing or purchasing temporary

furniture and utilize the third floor and the balance of the retail space to accommodate staff.

After thorough evaluation, it was determined that purchasing furniture was the most cost-effective option for the City. This furniture would not only be used in the temporary location, but will be used for offices in City Hall after the renovation is complete. The total cost for the furniture is \$593,300. The furniture will be purchased through the Omnia Purchasing Cooperative.

In addition to the furniture, there are two clean up items that need to be addressed. This includes enhanced signage in the amount of \$15,000 and \$34,000 to utilize a revised lighting solution for the third floor and retail building.

Fiscal Impact: The proposed supplemental appropriation in the amount \$642,300 would be funded from the General Fund unrestricted reserve balance. The fund has sufficient fund balance to cover the supplemental appropriation.



Memorandum

To: Honorable Mayor and City Council
From: Richard B. Abernethy, Director of Administrative Services
Thru: Michael Scott, City Manager
Date: March 6, 2023
Re: Consider Supplemental Appropriation for City Hall Renovation Project

Motion: "I move to approve a supplemental appropriation in the amount of \$3,250,000 from the General Fund unrestrictive reserve balance for the City Hall Renovation Project."

Item Description: Consider a supplemental appropriation in the amount of \$3,250,000 from the General Fund unrestrictive reserve balance for the City Hall Renovation Project to allow for the addition of office/flex space, complete space reprogramming and enhanced security measures.

Item Summary: In May 2022, the City Council authorized an architectural services contract with Architexas to space-plan for the City Hall Renovations project. The City also selected Alana Buick and Burrs (ABB) to conduct a building envelope assessment to assess water infiltration issues and make recommendations to correct them. Included in the adopted FY 2022-23 budget was \$7 million for the construction project.

At the City Council Work Shop on February 24, 2023, staff briefed the City Council on renovation options and proposed construction costs based on the Architexas proposed schematic design and associated construction costs. Based on feedback/recommendations received from City Council, the project will focus on the building envelope, mechanical electrical and plumbing, ADA improvements, adding additional office/flex space, enhanced security measures and space

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reprogramming/remodeling throughout the building. However, a supplemental appropriation of \$3.25 million will be necessary to address all these items.

Fiscal Impact: The proposed supplemental appropriation of \$3,250,000 would be funded from the General Fund unrestricted reserve balance. The fund has sufficient fund balance to cover the supplemental appropriation.



Memorandum

To: Honorable Mayor and City Council

From: James Gaertner, P.E., CFM, CPM Executive Director of Public Works and Utilities

Thru: Michael Scott, City Manager

Date: March 6, 2023

Re: Consider Approval of a Construction Contract for Waxahachie Creek Stabilization Project at S. Rogers Street Bridge

Recommended Motion: "I move to approve a construction contract with Stoic Civil Construction, Inc. for \$1,225,000 and a \$61,250 contingency for the Waxahachie Creek Stabilization Project at S. Rogers Street Bridge and authorize the City Manager to execute all necessary documents.

Item Description: Consider authorizing the award of a construction contract for the Waxahachie Creek Stabilization Project at S. Rogers Street Bridge to Stoic Civil Construction, Inc. for the base bid in the amount of \$1,225,000 and also consider authorizing a contract contingency in the amount of \$61,250 (approx. 5%).

Item Summary: This project is for the construction of a creek bank stabilization wall and slope protection along Waxahachie Creek from the S. Rogers Street pedestrian bridge downstream approximately 500 feet adjacent to the amphitheater. The project will address erosion that has scoured soil from the S. Rogers Street bridge abutments and piers, undermined storm drain outfalls and eroded the northern bank of the creek. Parks Department included the extension of a culvert and erosion protection northwest of the pedestrian bridge.

A total of 9 bids were received and opened on January 17, 2023 with Stoic Civil Construction, Inc providing the lowest responsible bid for the base bid and the base plus alternate bid with bid amounts of \$1,225,000.00 and \$1,227,385 respectively. The base bid is for the installation of a Gabion Wall with concrete beam and rock anchor support. The alternative bid is for a Modular Block Wall in lieu of the Gabion Wall. The Modular Bloc Wall design provided by Stoic was based on a gravity support system rather than the concrete beam and rock anchors. After review of the Modular Block Wall design, the engineer of record and city staff does not recommend the alternate bid as presented.

Additional cost and design would be required to make the Modular Block work for this location. Thus, city staff is not recommending the Modular Block Wall.

Stoic has performed multiple projects of similar scope and scale in multiple cities in north Texas. Several references from these projects were contacted and provided favorable responses.

Fiscal Impact: As discussed in the Budget Workshop for the FY 2022-23 Budget, the majority of this project will be funded through the available funds in the Public Works Capital Fund. However, \$120,000 was budgeted in the Parks Fund for extending the culvert west of the pedestrian bridge.



Memorandum

To: Honorable Mayor and City Council
From: Amber Villarreal, City Secretary
Thru: Michael Scott, City Manager *MS*
Date: March 6, 2023
Re: Appointments to Boards and Commissions

Recommended Motion: "I move to approve the appointments to Boards and Commissions, to fill unexpired terms, as presented."

Item Description: Consider appointments to fill unexpired terms on the following Boards:

KEEP WAXAHACHIE BEAUTIFUL COMMITTEE (3-year term)

Aubrey Drouillard (filling unexpired term of Faustina Gallagher until September 2024)

IMPACT FEE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE (no term limit)

Dalton Bradbury, Ad-Hoc Member

TAX INCREMENT REINVESTMENT ZONE NO. 1 (2-year term)

Shane Henry, WPI Appointment (filling unexpired term of Cindy Burch until September 2023)