

Comprehensive Plan Advisory Committee
August 31, 2021

A meeting of the City of Waxahachie Comprehensive Plan Advisory Committee (CPAC) was held in the City Council Chamber at City Hall, 401 S. Rogers, Waxahachie, Texas, on Tuesday, August 31, 2021 at 6:30 p.m.

Council Members Present: Doug Barnes, Mayor, Council Member Place 2
Billie Wallace, Mayor Pro Tem Place 4
David Hill, Council Member Place 1, Chairman
Melissa Olson, Council Member Place 3
Travis Smith, Council Member Place 5

Planning & Zoning
Members Present: Rick Keeler
Melissa Ballard
Bonney Ramsey
Jim Phillips
David Hudgins
Erik Test

Planning & Zoning
Member Absent: Betty Square Coleman

Council Appointees Present: Kathleen Bowen, Vice Chairman
Charles B. Beatty
Stacey Bailey
Bruce Zimmerman
Joann Wiggins
Shane Henry

Council Appointee Absent: Tina Ensinia

Others Present: Michael Scott, City Manager
Albert Lawrence, Deputy City Manager
Shon Brooks, Executive Director of Development Services
Amber Villarreal, City Secretary

1. Call to Order by Chairman David Hill

Chairman David Hill called the meeting to order.

2. Approve June 2, 2021 Comprehensive Plan Committee minutes

Action:

Mayor Pro Tem Billie Wallace moved to approve minutes of the Comprehensive Plan Advisory Committee meeting of June 2, 2021. Ms. Bonney Ramsey seconded, All Ayes.

3. Discuss Economics of Land Use and Land Use Fiscal Assessment Results

Mr. Kevin Shepherd, Verdunity, reviewed and discussed the following:

- Fiscal sustainability for Waxahachie
- Options for closing the resource gap
- Mapping revenue per acre
- Value capture of development patterns
- Creating a fiscally informed plan
- Closing the gap with infill development

Mr. Shepherd explained the Land Use Fiscal Assessment showed the following:

- The city's current property tax revenue is not sufficient to maintain service levels and cover upcoming street replacement costs.
- Only 12% of the city's area is generating enough revenue to cover current costs and less than 5% covers anticipated future costs.
- The small lots are the highest producing parcels.
- Value of larger lots will need to increase significantly to cover future costs.
- The city's core (downtown) is the most fiscally productive area of the city.
- Roughly 2/3 of the city's service area (city limits) is undeveloped, and the majority of this does not have infrastructure services (roads and utilities).
- Developing in the unserved areas will require expansion of infrastructure and public services that will increase costs and future liabilities.
- Waxahachie has a more diverse mix of housing and neighborhood types and price points than most DFW communities, but home and rental prices are rapidly approaching levels that will price many people out.

Executive Director of Development Services Shon Brooks announced the next Comprehensive Plan Advisory Committee meeting will be held on September 27, 2021 at 6:00 p.m.

4. Adjourn

There being no further business, the meeting adjourned at 8:09 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary