

Comprehensive Plan Advisory Committee
September 27, 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 Monday, September 27, 2021 at 6:00 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
Betty Square Coleman
Bonney Ramsey
Jim Phillips
David Hudgins

Planning & Zoning
Members Absent: Erik Test

Council Appointees Present: Tina Ensinia
Kathleen Bowen, Vice Chairman
Stacey Bailey
Shane Henry

Council Appointees Absent: Charles B. Beatty
Bruce Zimmerman
Joann Wiggins

Others Present: Michael Scott, City Manager
Albert Lawrence, Deputy City Manager
Shon Brooks, Executive Director of Development Services
Gumaro Martinez, Executive Director of Parks & Leisure Services
Warren Kettelman, Senior Director of Economic Development
Jami Bonner, Assistant City Secretary

1. Call to Order by Chairman David Hill

Chairman David Hill called the meeting to order.

2. Approve August 31, 2021 Comprehensive Plan Committee minutes

Action:

Vice Chairman Kathleen Bowen moved to approve minutes of the Comprehensive Plan Advisory Committee meeting of August 31, 2021. Council Member Travis Smith seconded, All Ayes.

3. Discussion to develop a draft of guiding principles and strategic objectives for the Comprehensive Plan

Mr. Kevin Shepherd, Verdunity, explained the group discussion exercise planned for the meeting. He instructed committee members to select one of the following five areas and brain storm three to four guiding principles.

- **Land use and growth management**

Guiding principles:

- Community character. Preserve the integrity of existing neighborhoods and develop a neighborhood centric model focused on infill and increase density in downtown area
- Fiscal sustainability. Ensure we are investing with an eye on return of investment and responsible growth
- Diverse and flexible land use. Ensure new developments add value to both intrinsic and financially. City to maintain and enhance green space and offerings
- Growth management. Manage the rate pattern and location of growth to ensure services are rendered in a fiscally responsible manner

- **Housing and neighborhoods**

Guiding principles:

- Preserve cultural and historical heritage
- Improve existing public open space and look for opportunities to expand
- Adopt policies that both recognize and encourage long term fiscal responsibility
- Create inclusive opportunities to allow for a diverse mix of housing types in all neighborhoods

- **Mobility and connectivity**

Guiding principles:

- Maximize finite resources (land mass, financial, intellectual capital)
- Thoughtful / managed growth that preserves the uniqueness of Waxahachie
- Provide amenity rich community that invites young families and professionals

Goal:

- Offer sustainable network of multiple mobile connections throughout our community to facilitate safe and efficient mobility

Policy statements:

- Thoughtful connections that assist in maximizing development opportunities
- Multimodal options that have good connectivity for on street and trail systems
- Alternative retail centers to alleviate highway 77 traffic

- Maximize regional connection opportunities with FM roads
- **Park trails and open spaces**
Guiding principles:
 - Fiscal responsibility
 - Quality of life
 - Smart growth and growth management
 - Sustainability**Goals:**
 - Provide parks that promote connectivity, sustainability, education, accessibility, and inclusion
 - Focus on trails, connectivity, open spaces that are “right size”, smaller parks in newer neighborhoods, recreation programs and facilities, and communication
- **Economic development**
Guiding principles:
 - Integrated approach which includes local enterprise, stable employment, long term investments, and human investments
 - Healthcare including working with Baylor hospital, nursing homes, biopharmaceuticals
 - Destination businesses including activities for families
 - Business and industry including working with airport, business park, and more industrial growth and expansion, focus on current businesses, and regional collaboration**Goal:**
 - To cultivate a balanced, diversified, and attractive mix of industry with destination businesses and to provide better quality jobs and better quality of life for all of our residents including those that want to come here and especially those already here

Mr. Shepherd asked the committee for feedback in regards to improving quality of life for existing residents and businesses versus attracting new businesses. The committee agreed that by taking care of your existing residents and businesses, you will be able to attract newcomers.

4. Adjourn

There being no further business, the meeting adjourned at 7:24 p.m.

Respectfully submitted,

Jami Bonner
Assistant City Secretary