

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.



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.



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.

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 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.



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.