

# NEWS RELEASE

## City of Waxahachie Paves Way for Infill Development



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(April 7, 2011) Waxahachie, Texas – The Waxahachie City Council passed an ordinance that exempts infill districts within the city limits from certain impact fees. The new ordinance will allow for single-family new construction on existing lots within the defined infill area to be exempt from impact fees. Multi-family, commercial and industrial development has also been exempted from impact fees on all projects up to 8,000 square feet. Waxahachie is the first city in Ellis County to pass an ordinance of this type.

In addition to waiving impact fees on these lots, the city has also changed the development requirements for building within the infill district, easing the development process. Some of the regulations that were changed include setbacks, garages, lot and dwelling size.

Infill development is use of existing vacant land or lots within an urban or developed area. The concept is rapidly growing in popularity because many consider it a way to help renew deteriorated neighborhoods, manage growth and utilize existing infrastructure.

“Our development guidelines are designed for new development and current regulations do not address the unique nature of infill lots,” said Clyde Melick, director of planning. “The new ordinances make it much easier for a developer to meet construction requirements. The ordinances also encourage builders to consider infill lots because of the cost savings on impact fees,” said Melick.

For an average single-family home, the cost savings is over \$9,600. Since the ordinance passed, one local developer has saved a total of \$20,127 on a 7,500 square foot multi-family structure that will soon be built on West Jefferson Street.

“Rather than continue to encourage sprawl, infill development helps to revitalize neighborhoods and create business opportunities for our local builders. It also makes good sense from a public safety, infrastructure and historic preservation perspective,” said Melick.

Many of the city’s infill lots are located within close proximity to the city’s downtown central business district, which city leaders also view as a benefit. “In addition to improving the appearance of neighborhoods, development in the infill area encourages walkability with the closeness to local parks and the downtown area for dining, entertainment and shopping. This development can certainly contribute to a healthy economic cycle for Waxahachie,” said Paul Stevens, city manager.

For more information on infill development incentives and requirements within the city of Waxahachie, please contact the planning department at 972-937-7330, ext. 220.

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