



2022 Comprehensive Plan

FEBRUARY 22, 2022 | CITY COUNCIL MEETING

Project Update

- Process Reminder
- Overview and Discussion:
 - Future Land Use Map
 - Future Land Use Category Descriptions
- Next Steps





Process Reminder



Comprehensive Plan Advisory Committee



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Schedule

Date	Meeting/Event	Type
➤ Monday, August 19, 2021	CPAC Kickoff	In-Person
➤ Monday, September 13, 2021	Community Open House #1 (Virtual Option — Sept. 3 rd through Sept. 19 th)	In-Person/Online
➤ Tuesday, October 12, 2021	Joint Workshop: Input Review and Goals	In-Person
➤ Thursday, November 11, 2021	CPAC: Housing, Special Planning Areas, Land Use Categories	In-Person
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➤ Thursday, February 3–17, 2022	CPAC Survey: Detailed Strategies Online Survey	Online
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Future Land Use Map

Future Land Use Map

What is the Future Land Use Map?

- Plan for what will the city look like in 15 to 20 years
- Map to cover the city limits and ETJ
- Text to describe the Future Land Use Categories
- Guide zoning decision and is part of the city's comprehensive plan



Future Land Use Map

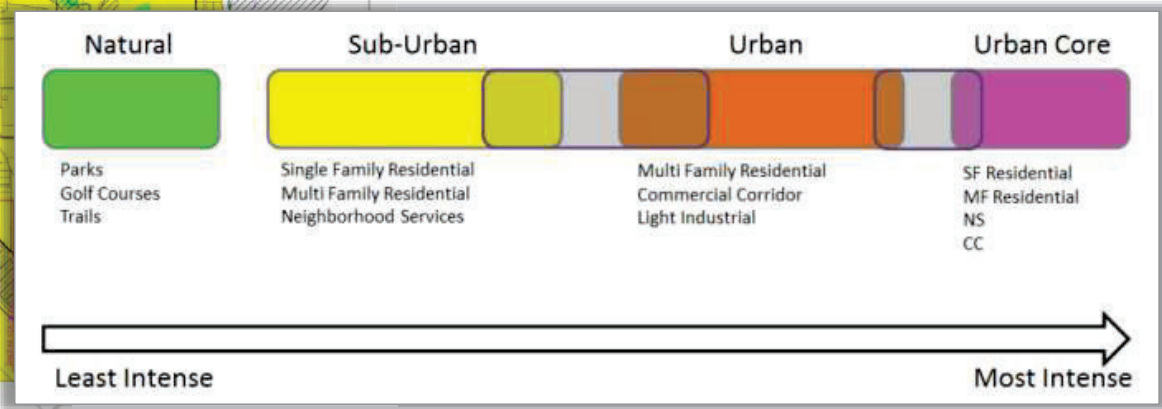
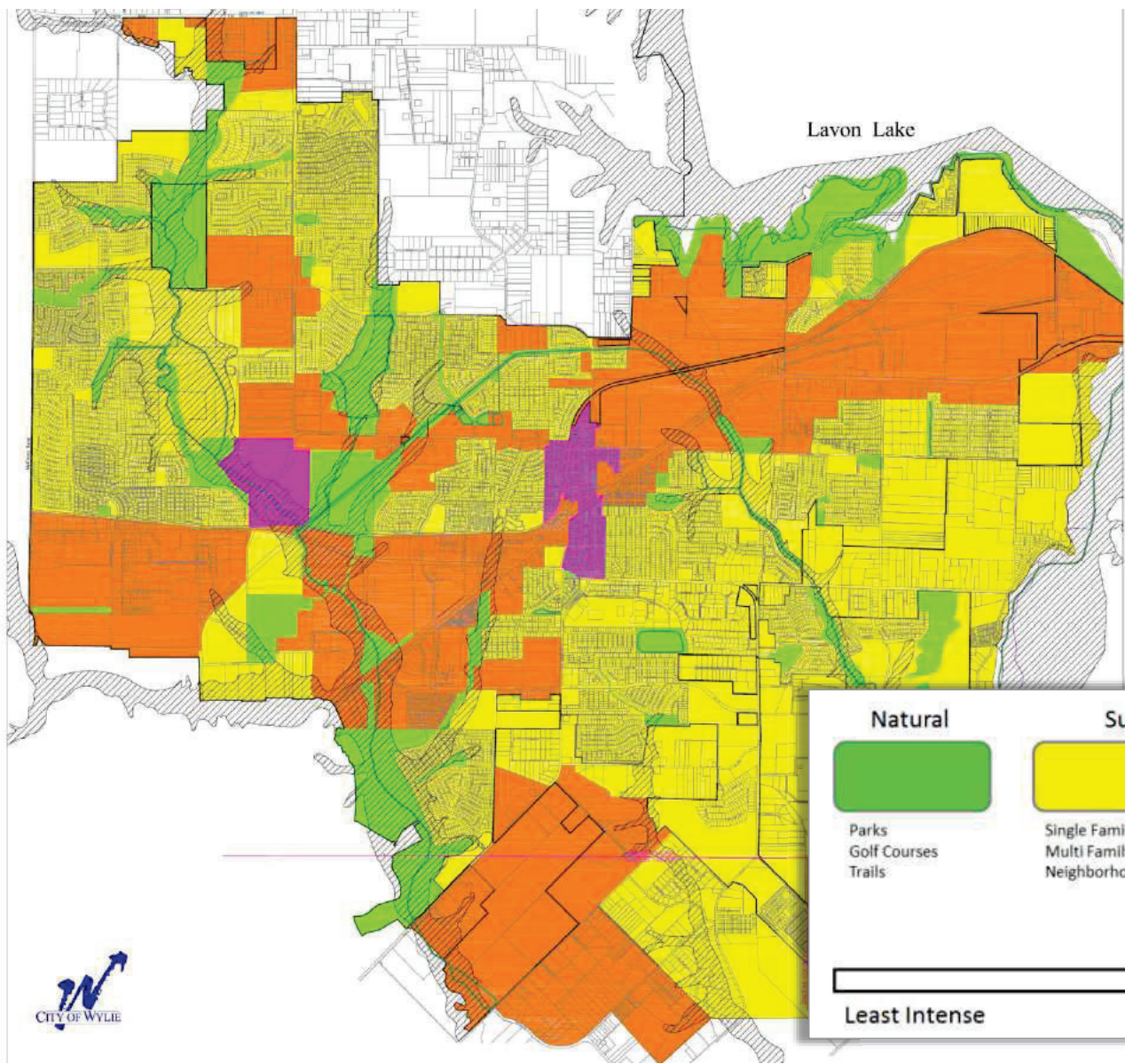
Helps guide decisions, such as:

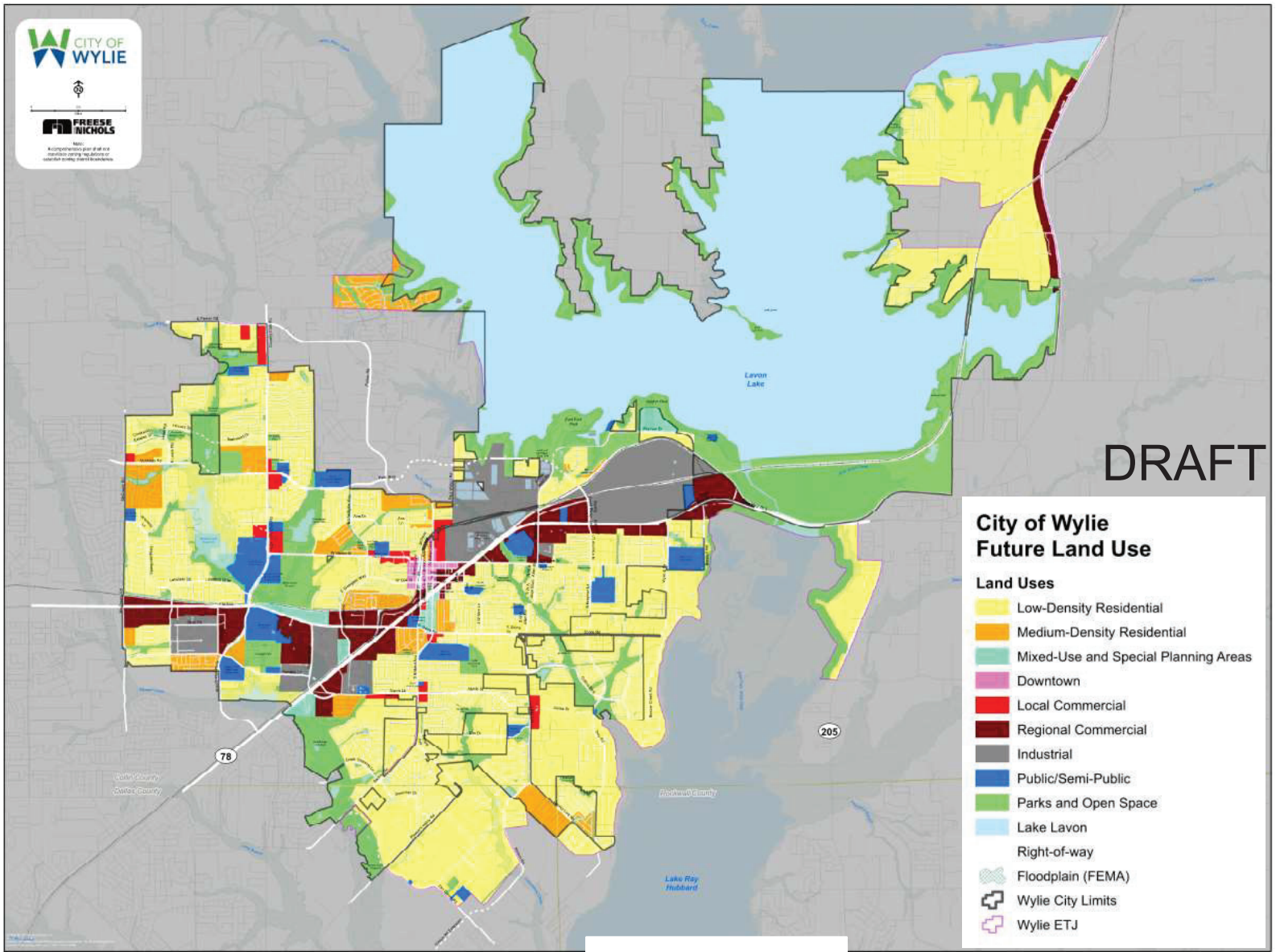
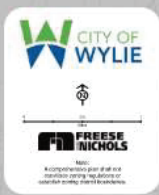
- Infrastructure investments
- Capital improvement planning
- Rezoning - but it is not the zoning map

Intended to be flexible and kept up-to-date

Future Land Use Map v. Zoning

The FLU Map is the vision; zoning is the regulations to achieve that vision

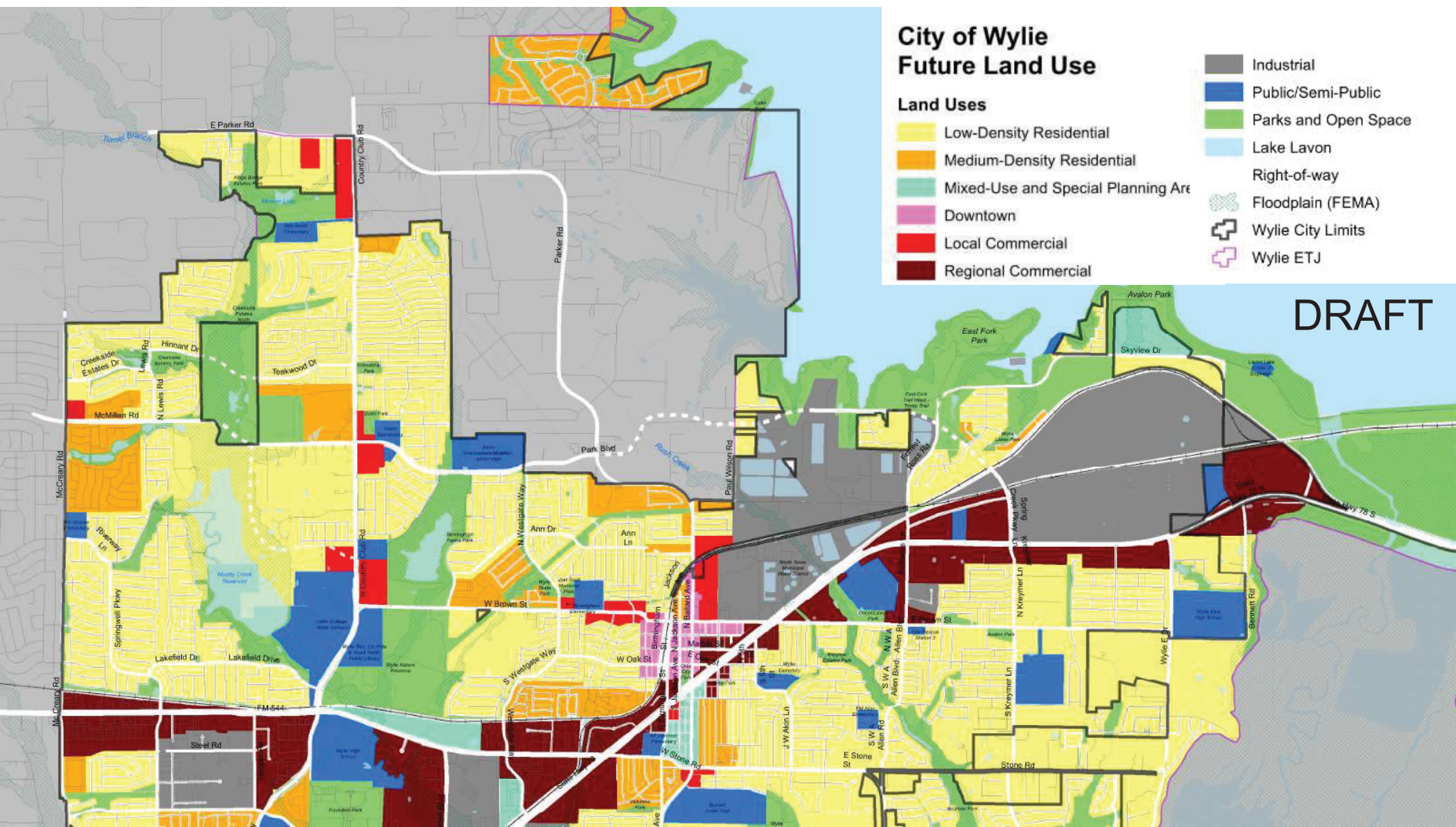




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**City of Wylie
Future Land Use**

- Land Uses**
- Low-Density Residential
 - Medium-Density Residential
 - Mixed-Use and Special Planning Areas
 - Downtown
 - Local Commercial
 - Regional Commercial
 - Industrial
 - Public/Semi-Public
 - Parks and Open Space
 - Lake Lavon
 - Right-of-way
 - Floodplain (FEMA)
 - Wylie City Limits
 - Wylie ETJ



City of Wylie Future Land Use

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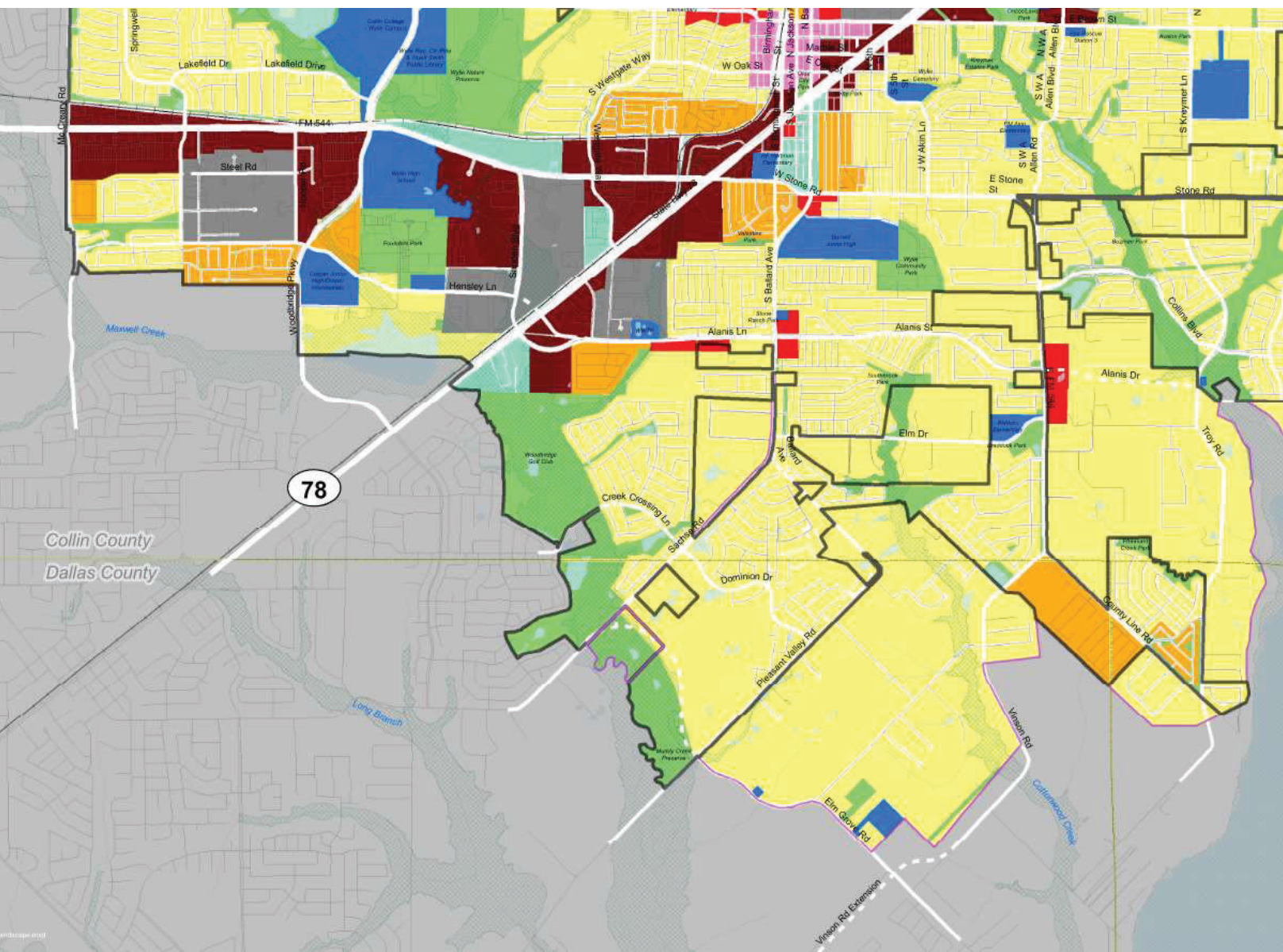
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City of Wylie Future Land Use

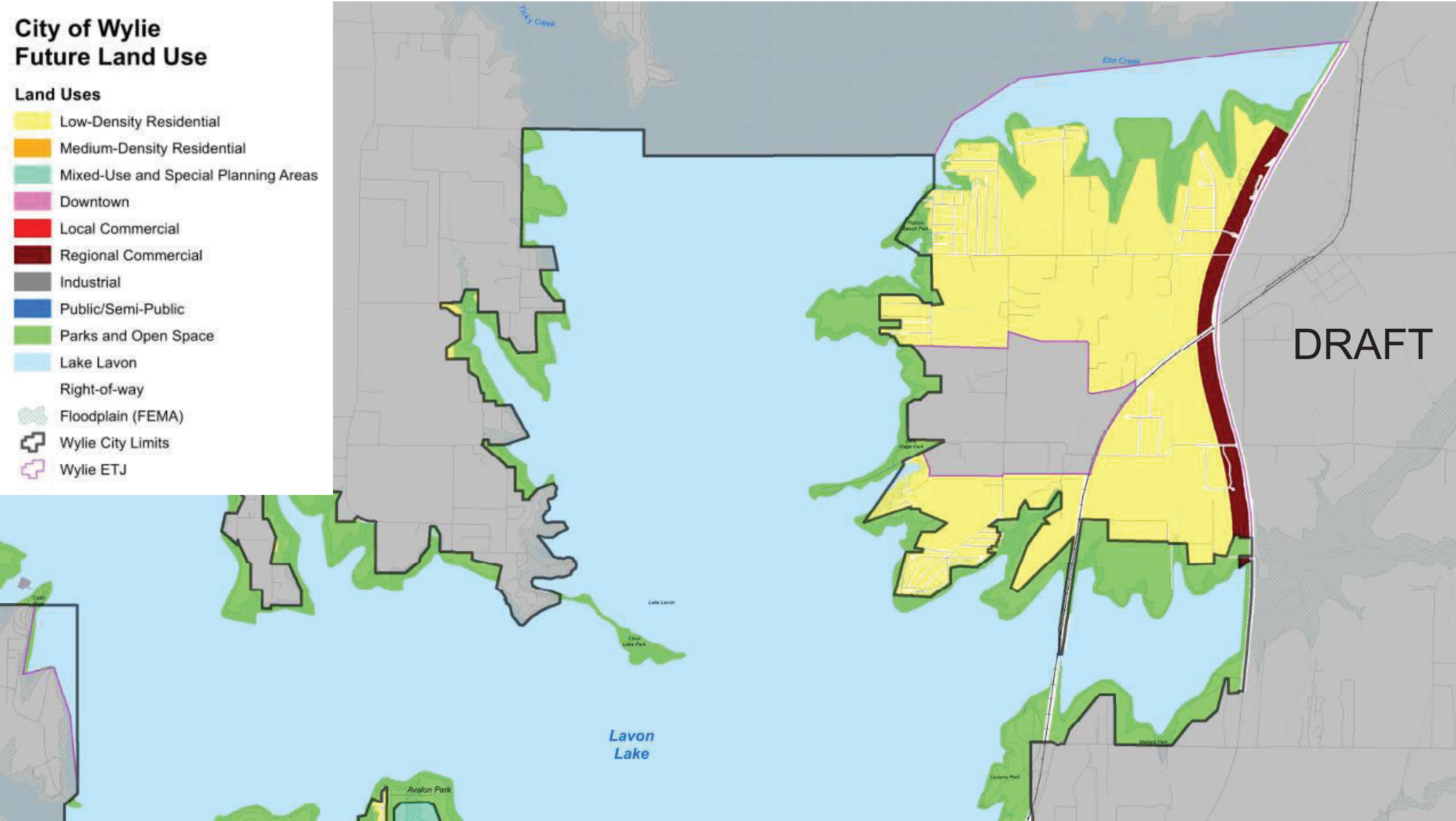
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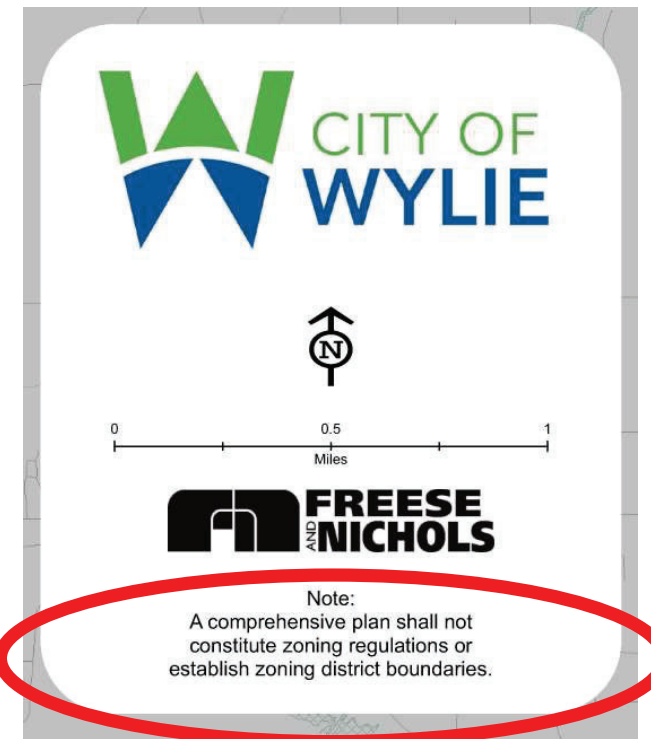


FLU Category Descriptions (1st DRAFT)

Category Descriptions Explain:

- The vision or purpose of the category
 - Main Purpose (e.g., uses or types of developments)
 - Secondary Purpose (e.g., uses or types of developments)
- The characteristics within the category
 - Design or look and feel of the area

Intended to provide a high-level view of an area for planning purposes (Please note: It is not intended to be as detailed as zoning)



FLU Category Descriptions (1st DRAFT)

CPAC Draft (Continuing Process with the CPAC)

- Initial Comments
- Continue CPAC Comments and Development
- Current Draft Version



Low-Density Residential

Main Purpose: Provide areas for agriculture, detached single-family homes on lots typically larger than a traditionally sized lot in Wylie.

Secondary Purpose: Provide limited areas and locations for nonresidential development that directly serves adjacent neighborhoods (e.g., convenience stores, dry cleaners). Local Commercial uses may be appropriate at the intersections of major or secondary thoroughfares.

Characteristics: Home developments intended to serve a range of housing needs, from affordable to higher-end housing options. Nonresidential uses are limited to arterial roadways.



Medium-Density Residential

Main Purpose: Provide areas for detached single-family homes on traditionally sized lots in Wylie.

Secondary Purpose: Provide limited areas and locations for duplex, townhouses, and nonresidential development that directly serves adjacent neighborhoods (e.g., convenience stores, dry cleaners). Also includes limited nonresidential development as outlined for Low-Density Residential.

Characteristics: New construction of traditional single-family neighborhoods. Nonresidential uses are limited to arterial roadways.



Mixed-Use & Special Planning Areas

Main Purpose: Provide areas for coordinated residential and nonresidential uses within a single development or planning area. Multi-family and high-density residential may be appropriate in the context of mixed uses.

Secondary Purpose: Provide unique destinations for people to visit, shop, dine, work, and live.

Characteristics: Horizontal or vertical mixture of residential and nonresidential uses. Standalone residential (e.g., multi-family developments) located at mid-block and not major street intersections.



Downtown

Main Purpose: Build upon the existing Downtown development pattern by encouraging appropriate infill and redevelopment of similar uses.

Secondary Purpose: Preserve and promote Downtown as the cultural center and key economic driver for Wylie.

Characteristics: Mixed-Use development aligned around historic Downtown Wylie and North Ballard Avenue. Development in this area should improve pedestrian spaces and pedestrian connectivity to surrounding neighborhoods to sustain and enhance an enjoyable and vibrant Downtown.



Local Commercial

Main Purpose: Provide small-scale commercial, retail, and offices uses that are compatible with and serve adjacent neighborhoods.

Secondary Purpose: None.

Characteristics: Single-story nonresidential uses that often serve as a buffer between neighborhoods and more intense uses



Regional Commercial

Main Purpose: Provide areas to allow for a broad range of commercial, retail, and office uses oriented toward major roadways.

Secondary Purpose: Heavy commercial or light industrial uses may be appropriate depending on compatibility with surrounding uses.

Characteristics: Single- or multi-story nonresidential uses that maximize major roadway frontage and intersection traffic and visibility.



Industrial

Main Purpose: Provide areas for light industrial, heavy commercial, office, and flex-space development and related uses.

Secondary Purpose: None.

Characteristics: These areas contain nonresidential uses of high intensity, typically involving industrial processes, and often located along rail lines and major thoroughfares.



Public/Semi-Public

Main Purpose: Designate existing governmental facilities (City, County, etc.), educational facilities, and places of worship.

Secondary Purpose: None.

Characteristics: Public facilities should portray a positive image of the community, with quality stone/brick materials and artistic features when possible, such as the City Hall/Public Library facility.



Parks & Open Space

Main Purpose: Designate existing and planned parks and open space areas to serve the community.

Secondary Purpose: None.

Characteristics: May be dedicated active recreation, passive open space, or floodplain.







Next Steps

Next Steps

1. CPAC to review the survey results before the next meeting
2. March 3: Next CPAC meeting to discuss survey results and revise the strategies before presenting at the March 31 Open House #2
3. Open House (Two Options):
 - ❑ Online: March 21-April 4
 - ❑ In-Person: Thursday, March 31, 2022

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Questions or Comments?



Thank You!
