



# 2022 Comprehensive Plan

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AUGUST 2, 2022 | PUBLIC HEARING

Date	Meeting/Event
Monday, August 19, 2021	CPAC Kickoff
Monday, September 13, 2021	Community Open House #1
Tuesday, October 12, 2021	Joint Workshop: Input Review and Goals
Thursday, November 11, 2021	CPAC: Housing, Special Planning Areas, Land Use Categories
Thursday, January 13, 2021	CPAC: Future Land Use, Transportation
Thursday, February 3-17, 2022	CPAC Survey: Detailed Strategies Online Survey
Thursday, March 3, 2022	CPAC: Review and Discuss Detailed Strategies
Thursday, March 31, 2022	Community Open House #2
Thursday, May 19, 2022	CPAC: Input Review, Finalize Plan
Tuesday, June 14, 2022	Joint Workshop
Thursday, July 7, 2022	CPAC: Additional Plan Refinement
Tuesday, July 26, 2022	City Council Public Hearing
Tuesday, August 2, 2022	Planning & Zoning Public Hearing
Tuesday, August 23, 2022	City Council Adoption







# Housekeeping

Updated to 2022 population (60,460)

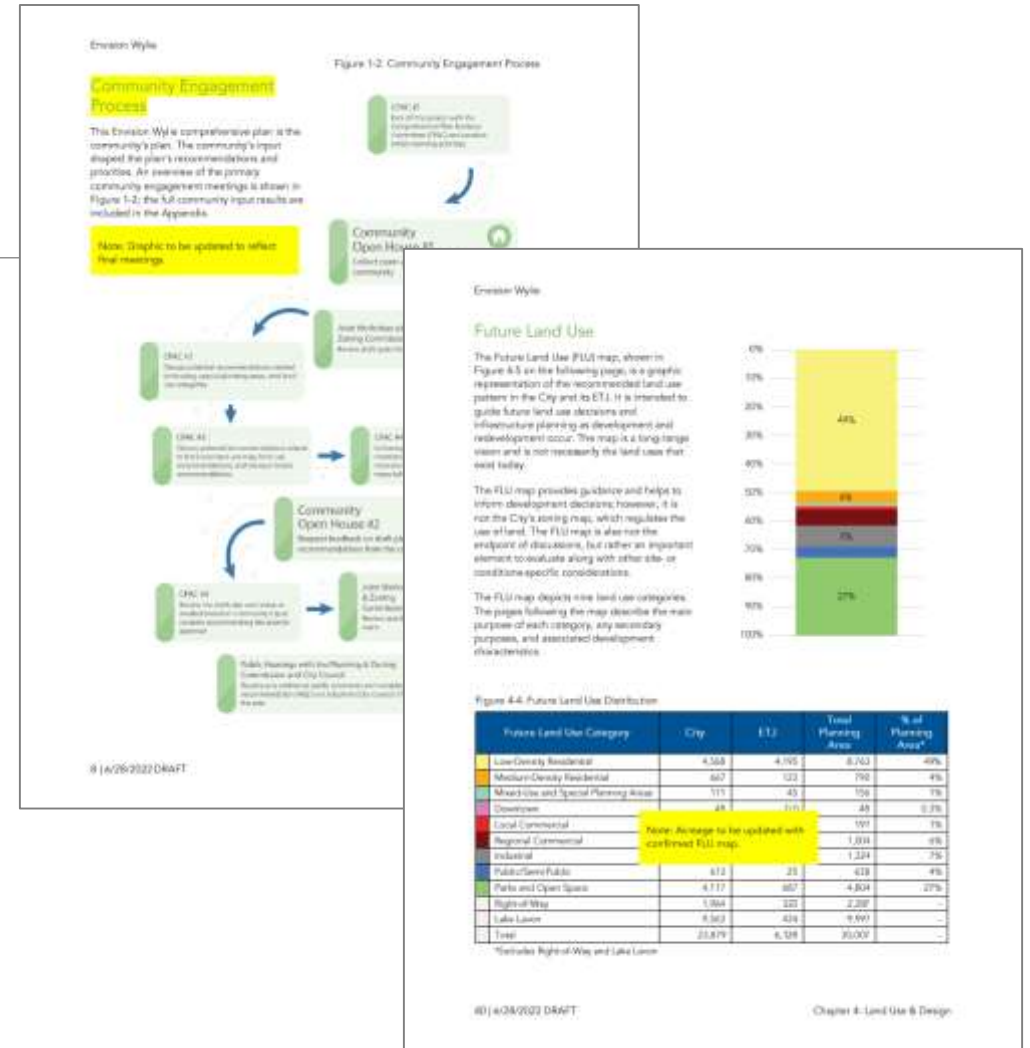
Number and description of meetings

Goal and strategy numbering

Acreages

Population capacity

Implementation table

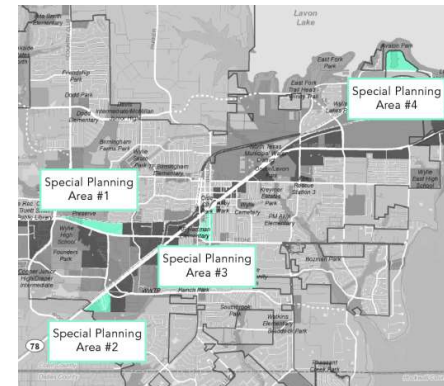


# Removed ~~Goal H3~~

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## Goal H3. Support various attainable housing options.

- Strategy H3a. Ensure that City Staff is knowledgeable about programs and resources that are available to support a variety of housing types where appropriate.
- Strategy H3b. Encourage adaptive reuse of structures to promote a variety of housing options.
- Strategy H3c. Encourage mixed-use, walkable developments to increase housing choice.
  - *Note to CPAC: Mixed-use now addressed under SPA descriptions*

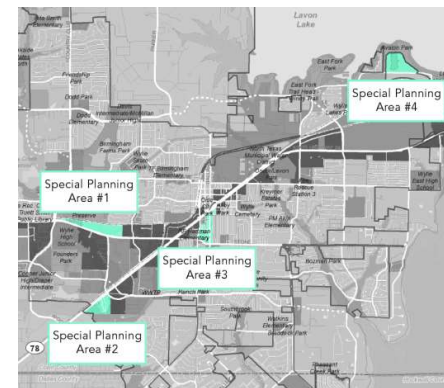


# Removed ~~Goal H4~~

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Goal H4. Allow a variety of housing types and choices.

- Strategy H4a. Identify appropriate locations for non-single family housing types as redevelopment occurs.
- Strategy H4b. Expand housing options within Downtown by encouraging living units above retail stores and developing mixed-use opportunities.
  - *Note to CPAC: Mixed-use now addressed under SPA descriptions*



## From page 53 of the Comp Plan

Strategy LU3b. Address parking issues, particularly during events, as Downtown continues to become more active.

Adequate parking access can be a challenge for any community with a successful and active Downtown. With most parking located either on-street or behind buildings, finding an open parking space near one's destination can be a challenge.

The 2021 Downtown Strategic Plan included an inventory and analysis of the existing parking supply (see Figure 4-10 on the following page). This analysis determined that while most parking spaces along Ballard Avenue are occupied during normal peak times, parking on streets other than Ballard and the immediately adjacent streets was less than 25% occupied, and public off street lots were less than 20% occupied. This indicates that the issue during normal conditions is not due to a lack of parking, but likely rather due to a lack of awareness of the available parking locations and

rules, and the comfort level for pedestrians to walk between the available parking and their destination. Wayfinding signage would be helpful to indicate where free parking is located, with any limitations or rules clearly posted at the parking site.

Continue the ongoing traffic study and consider conducting an evaluation of the typical daily use to determine whether the on street spaces are occupied by Downtown employees who park in the spaces for long periods of time. If so, encouraging employees to park in other locations may be beneficial to keep the nearest on street spaces available for patrons on a short term visit. Alternatively, a parking time limit may be helpful if spaces are occupied for long periods of time.

For special events when parking demand is at its peak, the City should continue coordination with surrounding property owners.

For normal day or night parking (i.e., not special events), the City should investigate innovative parking solutions and seek methods to increase off-street parking.



## From page 60 of the Comp

Strategy LU5b. Support implementation of the existing parks, recreation, and open space plans.

In 2019, the City adopted a Parks, Recreation, & Open Space Master Plan, which included recommendations for facility improvements, funding opportunities, and recreation policies based on the community's input and a needs analysis. The plan recommended ordinance language that should be included in the subdivision regulations (also see strategies H3a and H3c).

Continue to pursue implementation of the plan, focusing on the following identified top priorities:

- Hike/bike/walk trails that are connected throughout the City
- Sprayground
- ~~Expand amenities at Lavon Lake (fishing, picnicking, swim beach)~~
- ~~Hike/bike/walk trails along the Lake/Dam~~
- Aquatic Facilities ~~Center (indoor leisure area and lap lanes)~~

~~• Aquatic Center (outdoor leisure area and lap lanes)~~

- Special events in parks
- Additional lighting in parks
- Multipurpose sports fields (football, soccer, baseball, softball)
- Multipurpose practice fields (football, soccer, baseball, softball)
- Benches/seating areas

~~In 2021, the City commissioned the development of concept plans for East Fork Park and Avalon Park. Two concepts were developed for each park, including hike/bike/walk trails, primitive camping, glamping (i.e., "glamorous camping"), cabins, RV parks, playgrounds, picnic pavilions, fishing, beach/swimming areas, kayaking, equestrian trails, restroom facilities, bird watching, and special event facilities. Many of these amenities support the top priorities identified by the 2019 Parks Master Plan. The next step in implementing these plans is to prepare preliminary master plans to refine the exact configurations of each park and to prepare budget projections.~~



## From page 59 of the Comp

### Goal LU5. Leverage the lakefront as a unique and desirable destination.

Strategy LU5a. Communicate with the U.S. Army Corps of Engineers to understand potential amenities and cooperative efforts at Lake Lavon.

The U.S. Army Corps of Engineers (USACE) owns Lake Lavon. The lake provides a water supply source to the member cities of the North Texas Municipal Water District, flood control for Collin, Dallas, and Rockwall Counties, and recreational opportunities for the region. While the lake plays a very important role in the region, the necessary water quality protections limit the ability to develop the shoreline.

Lakefront



Boating, fishing, tent camping, and hunting are allowed at the lake in certain locations and during certain times, attracting approximately 1.6 million visitors per year. All special events and activities held on the lake require a permit from USACE.

The City should continue meeting with the USACE District Commander to discuss any potential cooperative efforts or expanded public use of the lake and surrounding land. The District Commander is authorized to permit structures (e.g., a floating boardwalk) or allow commercial activities that could be beneficial to the Wylie community without negatively affecting the lake and the lake's water quality.

In 2021, the City commissioned the development of concept plans for East Fork Park and Avalon Park. Two concepts were developed for each park, including hike/bike/walk trails, primitive camping, glamping (i.e., "glamorous camping"), cabins, RV parks, playgrounds, picnic pavilions, fishing, beach/swimming areas, kayaking, equestrian trails, restroom facilities, bird watching, and special event facilities. Many of these amenities support the top priorities identified by the 2019 Parks Master Plan. The next step in implementing these plans is to prepare preliminary master plans to refine the exact configurations of each park and to prepare budget projections.

# FLU Map and Categories

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		ABBREVIATED DESIGNATION	ZONING DISTRICT NAME
Existing AG/30 and Estate →	Low-Density	<b>Low-Density Residential Districts</b>	
		AG/30	Agricultural District
		SF-ED	Single Family – Estate District
Existing SF-10 and SF-20 →	Medium-Density	<b>Medium-Density Residential Districts</b>	
		SF-20/26	Single Family-20 District
		SF-10/24	Single Family - 10 District
Existing non-single-family →	High-Density	<b>High-Density Residential Districts</b>	
		TH	Townhouse District
		MF	Multifamily District
		MH	Manufactured Home District

# Revised Residential Categories

## Low-Density Residential

**Main Purpose:** Provide areas for detached single-family homes on large lots ~~generally a minimum of one fifth of an acre (i.e., 8,712 square feet).~~

**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~~ Large estate lots preserving Wylie's rural character and promoting new developments designed with the same rural character. Nonresidential uses ~~are~~ should be compatible with surrounding neighborhoods and in locations limited to arterial roadways.

## Medium-Density Residential

**Main Purpose:** Provide areas for detached single-family homes on medium-sized lots ~~generally a maximum of one fifth of an acre (i.e., 8,712 square feet).~~

**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.~~ Medium-sized lots preserving Wylie's existing character and promoting new developments designed with the same suburban style. Nonresidential uses should be compatible with surrounding neighborhoods and in locations limited to arterial roadways.

## High-Density Residential

**Main Purpose:** Provide areas for ~~non-single family~~ housing types such as townhomes, duplexes, or apartments.

**Secondary Purpose:** Provide limited nonresidential development that serves the adjacent neighborhoods (e.g., convenience stores, dry cleaners).

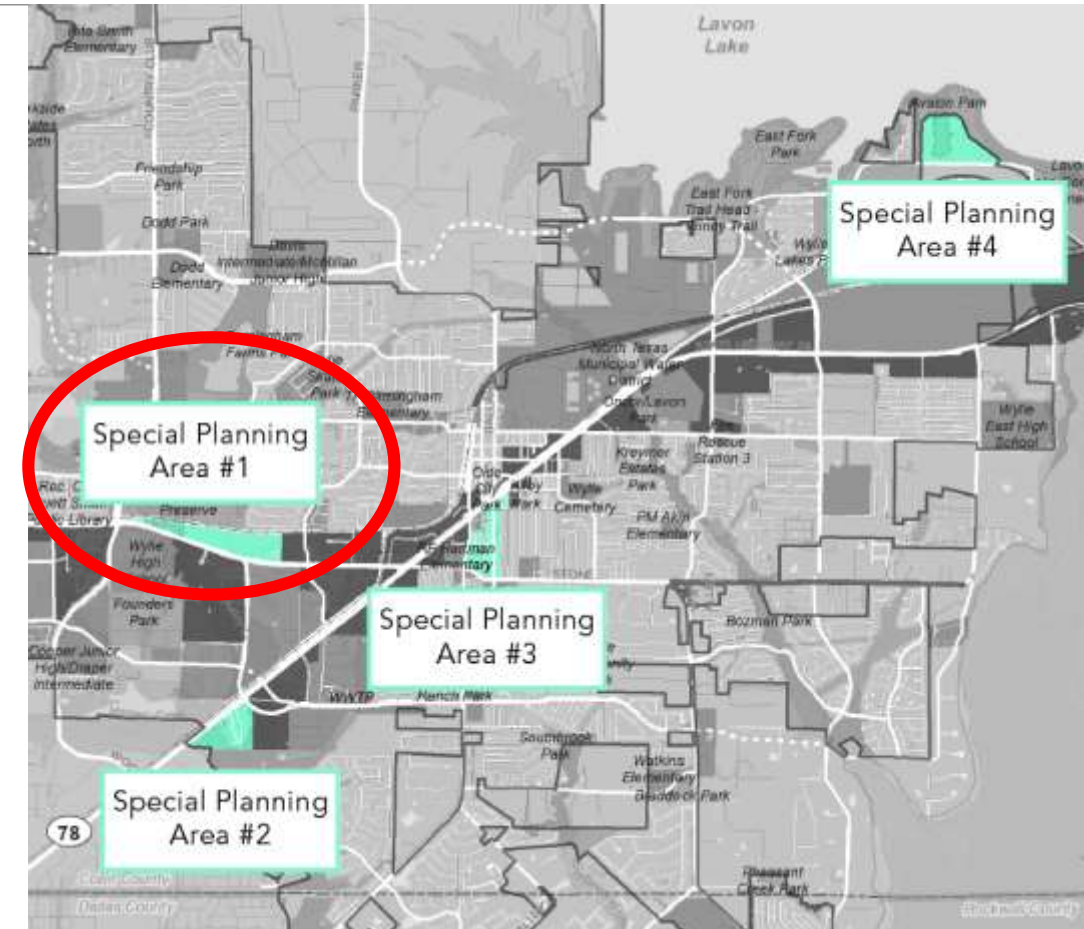
**Characteristics:** Developments will provide housing options and have elements of open space and walkability. High-Density Residential neighborhoods should be compatible with any adjacent single-family neighborhoods.



# SPA #1 – FM 544

SPA #1 is one of the **few remaining large vacant** tracts along a major thoroughfare in Wylie. This site provides an opportunity for desirable development to serve the Wylie community and for the City to generate additional **sales tax** revenue.

This area is envisioned as a **walkable, attractive, mixed-use** destination with ground level shops and offices with the potential for residential uses on the upper levels. Some residential uses may be in standalone buildings.

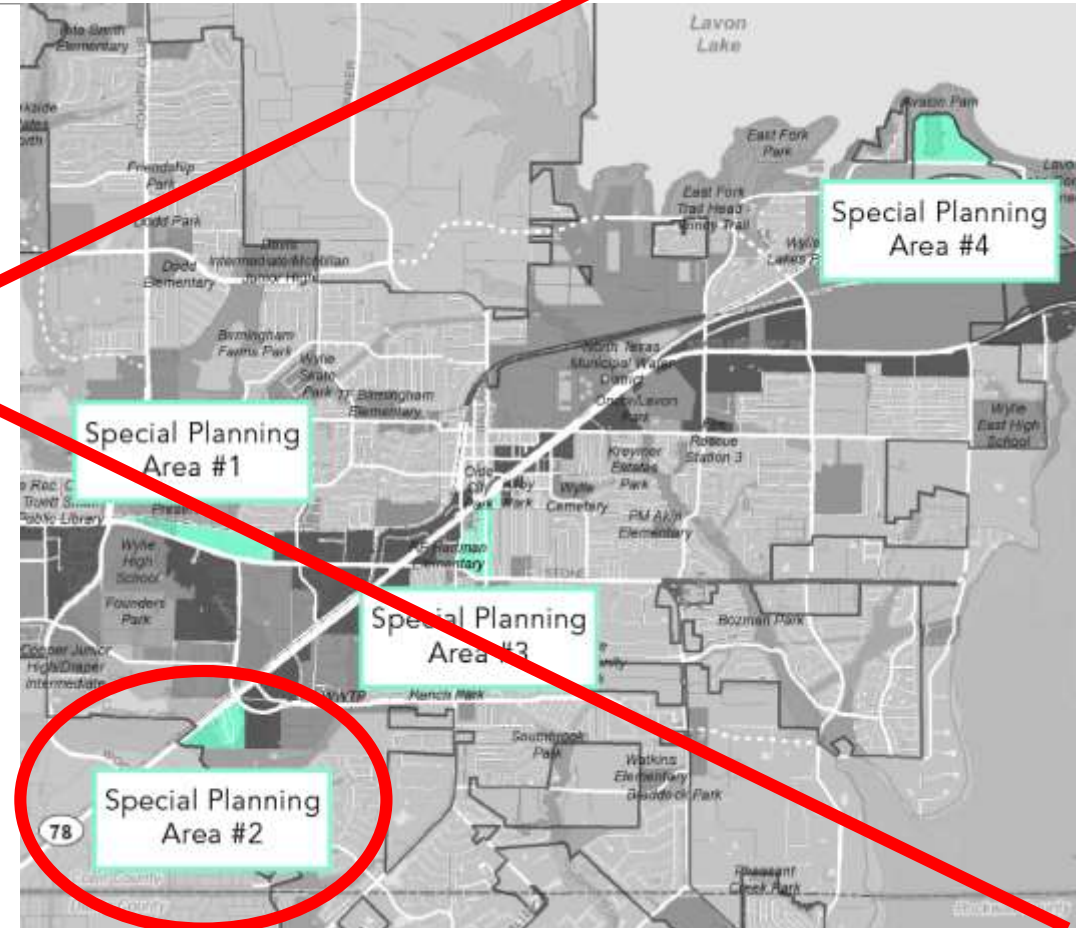


Deleted and changed to “Regional Commercial”

# SPA #2 – SH 78 Entryway

SPA #2 is located along SH 78 – the City’s most heavily traveled roadway – at the **entryway** into the City. This site provides an opportunity for a development that promotes a **positive image** of Wylie.

Similar to SPA #1, this area should be planned for a **mixed-use, walkable development**. Quality building design/materials and welcoming gateway signage should be encouraged to welcome residents and visitors into Wylie.



# SPA #3 – South Ballard

SPA #3 generally follows the boundaries of the existing **South Ballard Overlay District**. The purpose of the district is to provide a pedestrian friendly atmosphere for the community that expands upon the architectural character of nearby Downtown Wylie.

The proposed SPA boundary expands the boundary slightly west toward Birmingham Street. As stated within the zoning district regulations, this area should include **mixed-use, single-family, and multi-family development with enhanced pedestrian elements and a reduced emphasis on parking.**



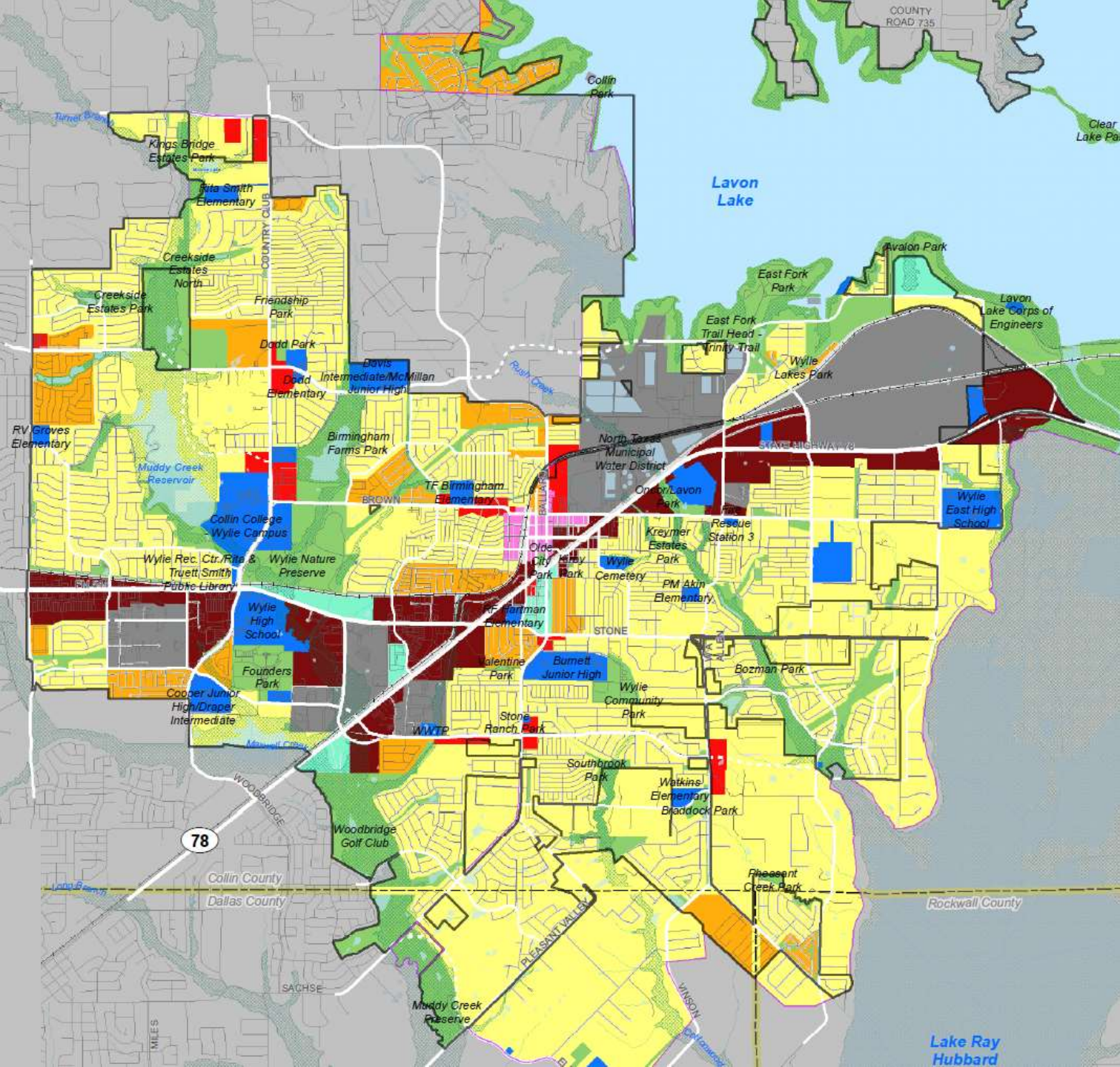


# SPA #4 – Avalon Park

SPA #4 is a currently vacant area located south of Avalon Park. This site provides a distinctive opportunity due to its **proximity to the lake** and park and its large size.

Appropriate potential uses could include a **mixed-use development, commercial development to capitalize on the nearby lake, or expanded parkland**. **Additional study is recommended** to determine the best use for this site, evaluating considerations such as infrastructure or regulatory limitations.

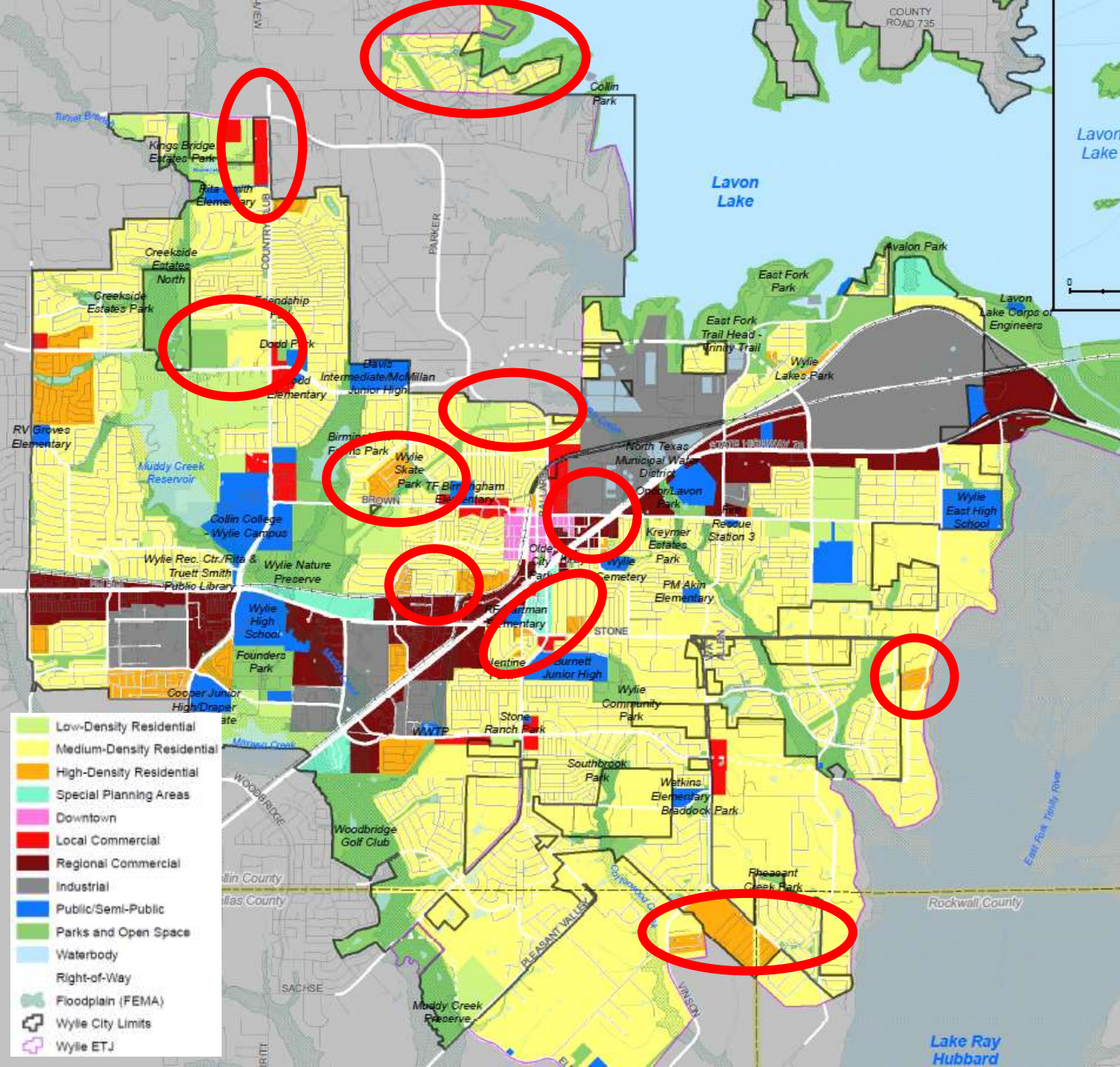




## Previous FLU

- 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





# New FLU

- Inspiration
- Monroe
- Methodist
- Harvest Bend
- Brown and Westgate
- Brown and SH 78
- The Villas on Fleming
- 1<sup>st</sup> and 2<sup>nd</sup> Streets and Holiday Terrace
- Beaver Creek
- County Line Road and Troy



# Next Steps

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1. FNI to make any revisions based on tonight's discussion
2. Public hearing with City Council to consider adoption on August 23