

ENVISION WYLLIE



2022 Comprehensive Plan

MARCH 3, 2022 | CPAC MEETING

Your Team



Daniel Harrison



Erica Craycraft

Today's Agenda

- Process Reminder
- Discussion and Activities:
 - Strategy survey results
 - Ensure that the strategies and maps are ready to share at Open House #2 (March 31)
- Next Steps





Process Reminder

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
➤ Thursday, January 13, 2021	CPAC: Future Land Use, Transportation	In-Person
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Thursday, March 3, 2022	CPAC: Review and Discuss Detailed Strategies	In-Person
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Key Takeaways

Key Takeaways

- 11 respondents
- Only one strategy had less than 50% Agree votes (and most of those votes were Neutral)
- Unanimous support on the maps and FLU categories
- Most controversial strategies were in the Housing category and related to affordable housing

Review and Discussion

1. Review the 9 strategies with 2 or more Disagree votes
 2. If you don't agree with the draft strategy, please share your thoughts with the group
 3. Open discussion on any other strategies that weren't identified by the survey results, if time allows
- Question: Should the draft strategies be left as-is, modified, or deleted?

Draft Strategies: Housing

Strategy H2c. Evaluate the minimum dwelling size to increase housing options.

Results: 5 Agree, 4 Disagree

Minimum dwelling sizes limit the variety of housing options and may increase the cost of affordable single-family units. The City currently requires a minimum area of 2,400 square feet for all new single-family homes. According to the U.S. Census Bureau, the average size of a single-family home sold in 2020 was 2,333 square feet – smaller than the minimum required in Wylie. Consider reducing the minimum dwelling size requirement to allow smaller, more affordable homes on smaller homes if supported by the market.

Strategy H2c. Evaluate the minimum dwelling size to increase housing options.

We should not build smaller houses or try to cram more houses into smaller lots. This promotes overcrowding.

I think it would be good to have a target percentage of housing stock in Wylie to be in a certain size range to encourage development of smaller, more affordable homes in the city.

We need to offer an option of a smaller single family home. Possibly encourage builders by letting them know this is an important offering of the City of Wylie to potential new citizens.

Smaller Homes are comparable in price to renting an apartment.

- Leave as-is?
- Modifications?
- Delete?

Strategy H3a. Review federal, state, and private grant programs and partnerships to promote a variety of housing for households of all ages and income levels.

Results: 5 Agree, 1 Neutral, 4 Disagree

Numerous grant programs are available to support the availability of various housing types to increase affordability. Investigate various options including the following programs: Low Income Housing Tax Credit (LIHTC), Community Development Block Grant (CDBG), Texas State Affordable Housing Corporation affordable housing bonds, and HOME Investment Partnerships Program. After investigating different programs to determine their appropriateness and potential effectiveness for Wylie, City Staff should present the options to City leadership for further direction.

Strategy H3a. Review federal, state, and private grant programs and partnerships to promote a variety of housing for households of all ages and income levels.

H3a - I think there needs to be an advisory committee to help with looking at grants and help with recommendations to City leadership. There are other Collin County cities that have good experience and success in this area that we need to lean into. I know from being on the board of the Collin County Homeless Coalition, that there are people who will be more than happy to assist us in this area. H3c - There are a number of organizations who specialize in this area. Habitat for Humanity would be a good organization to work with to get ideas and vision for what works in creating a desirable home on a higher density lot.

Not a fan.

- Leave as-is?
- Modifications?
- Delete?

Strategy H3b. Encourage adaptive reuse of structures, such as converting a single-family home into a duplex, or a commercial building into a residential dwelling, to promote a variety of housing options.

Results: 7 Agree, 3 Disagree

Allowing conversions between use types can support affordable housing, provide increased density with only minor changes to the exterior of a building, and reduce the rate of vacant commercial spaces. Review the current Zoning Regulations and building codes for any potential barriers to appropriate adaptive reuse.

Strategy H3b. Encourage adaptive reuse of structures, such as converting a single-family home into a duplex, or a commercial building into a residential dwelling, to promote a variety of housing options.

Not a fan.

- Leave as-is?
- Modifications?
- Delete?

Strategy H3c. Consider developer incentives, such as a density bonus, for a variety of units within new residential developments.

Results: 5 Agree, 1 Neutral, 4 Disagree

A variety of housing types and units within a single development creates a more unique atmosphere and provides alternatives for people to live in the same area at different points in their lives. Examples of such developments could include medium and large lot single family homes; medium lot single family homes, patio homes, and duplexes; and townhomes and small multifamily homes. Density bonuses and other incentives may be viable options to encourage this variety. The Planned Development (PD) process is an opportune time to implement incentives. The PD process outlined in the current Zoning Ordinance should be evaluated for possible amendments to accommodate these options. These incentives could be added as optional elements contained in the PD and could be factored into a decision on the PD approval.

Strategy H3c. Consider developer incentives, such as a density bonus, for a variety of units within new residential developments.

Neutral based on how it's designed

Affordable housing is going to be all about "location, location, location". So, we MUST get the land use map as accurate as possible. We must also fully understand the impact of our neighboring cities growth and land use plans.

- Leave as-is?
- Modifications?
- Delete?

Strategy H3d. Encourage mixed-use, walkable developments to increase housing choice and affordability.

Results: 7 Agree, 1 Neutral, 2 Disagree

Appropriate mixed-use development (i.e., typically multifamily units above retail uses) can create vibrant and desirable places by concentrating population in retail areas, generating activity at local shops, restaurants, and other businesses. Amend the Zoning Regulations to specifically define and address mixed-use development and permit this use in identified higher intensity districts.

Strategy H3d. Encourage mixed-use, walkable developments to increase housing choice and affordability.

Having Lofts available in second floor retail businesses is a win-win.. are in close proximity of downtown merchants.

- Leave as-is?
- Modifications?
- Delete?

Strategy H4a. Identify zoning required to better accommodate housing options in certain areas.

Results: 6 Agree, 4 Disagree

Alternative housing types, such as garage apartments and duplexes/triplexes/quadplexes, support housing affordability and choices; however, these uses are often prohibited or unaddressed by zoning regulations. Another example of alternative housing types includes cottage courts, which refers to a development of several single-family homes fronting onto a shared open space – also referred to as pocket neighborhoods. The shared open space serves as a shared front yard, allowing for reduced lot sizes and setbacks. Review the Zoning Ordinance to specifically allow these options in more locations, as outlined within H4b below.

Strategy H4a. Identify zoning required to better accommodate housing options in certain areas.

I am guessing community concern is that we could, if not careful, create a "crazy quilt" of housing development. A follow-on to CPAC for this needs to be a "what would it look like on a city map if we implemented these strategies"

- Leave as-is?
- Modifications?
- Delete?



Draft Strategies: Land Use

Strategy LU4f. Expand local employment opportunities and plan for a start-up business incubator or innovation center to support local entrepreneurship and hybrid workplaces.

Results: 3 Agree, 3 Neutral, 2 Disagree

Continue to support local education efforts of Wylie ISD and Collin College to expand the local workforce. Identify target industries and skillsets for focused training.

Establish a co-working space within a building where local Wylie start-up businesses can rent or be leased rent-free space for a specified amount of time. Depending on office availability and funding, the co-working space could be tailored to businesses needing a physical office space. Additionally, common spaces could be shared, similar to a WeWork office space (a for-profit model of this concept). Alternatively, if start-up business are within the same industry, then the building could be outfitted to address common needs. For example, different restaurants could share the same building and share seating or check-out locations.

Strategy LU4f. Expand local employment opportunities and plan for a start-up business incubator or innovation center to support local entrepreneurship and hybrid workplaces.

N/A

- Leave as-is?
- Modifications?
- Delete?

Strategy LU6d. Evaluate the existing tree preservation, protection, and replacement policies.

Results: 4 Agree, 1 Neutral, 2 Disagree

The zoning regulations require the submittal of a Tree Management Plan whenever trees will be removed. The regulations provide protections for trees that are 6" in caliper or larger, however the regulations do not specifically require the replacement of smaller trees that are removed. Consider amending the regulations to require the replacement of all trees between 2" and 6" caliper.

Additionally, the regulations are unclear regarding the protection measures for the larger (6"+) trees, noting that the plans should "seek to protect" the trees. The regulations should specifically require preservation unless a tree removal permit is approved, which could be administrative or require City Council approval, possibly depending on the size of the tree.

Strategy LU6d. Evaluate the existing tree preservation, protection, and replacement policies.

Every location is different in location of trees to new Construction build out . The City must be flexible and should require replacement of all removed trees if possible .

Preserving trees is a must. People were sick over all the trees that were destroyed by the the development along Stone Road. Many felt like they were losing their small town / rural feel as the trees were cut down. We don't want to be another suburb where all it is is a sea of houses and concrete. Where creeks are replaced with huge concrete culverts and floodplains are modified to accommodate more and more development at the expense of the safety and well being or the residents.

If this is regarding trees on city property or city easements I don't think there should be more trees planted on easements by the city if homeowners are expected to take care of them. The city needs to evaluate the current condition of trees that need to be cared for or taken down.

- Leave as-is?
- Modifications?
- Delete?

Draft Strategies: Transportation

Strategy T1a. Continue to implement the 2018 Thoroughfare Plan and evaluate as needed over time.

Results: 6 Agree, 2 Disagree

Continue to prioritize designated projects in the annual budget and CIP programs. Consider whether additional new connections are warranted and whether the assigned functional classifications are appropriate.

Strategy T1a. Continue to implement the 2018 Thoroughfare Plan and evaluate as needed over time.

2018 Thoroughfare plan needs to be reevaluated now. It is already out of date and has unrealistic and inconsistent designations for some of the roads.

- Leave as-is?
- Modifications?
- Delete?



Additional Items (if time allows)



Next Steps

Next Steps

1. FNI to revise the strategies
2. March 31 Open House #2 (March 21-April 4 online)
3. May 19 CPAC review of complete plan with OH #2 input

Schedule

Spread the word! Open House
March 31 6-8pm at the Public Library

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Questions or Comments?



Thank You!
