

# ENVISION WYLLIE



## 2022 Comprehensive Plan

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JUNE 14, 2022 | JOINT WORKSHOP

# Today's Agenda

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- Community Engagement Summary
- Plan Highlights
- Next Steps
- Discussion and Q&A

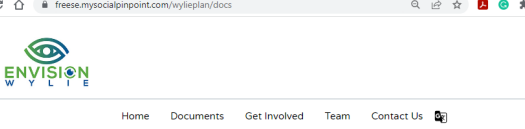




# Community Engagement Summary

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The screenshot shows a web browser window with the address bar displaying "Wylie Docs | Social Pinpoint" and the URL "freese.mysocialpinpoint.com/wylieplan/docs". The page features the "ENVISION WYLIE" logo, which consists of a stylized eye icon above the text "ENVISION" and "WYLIE". Below the logo is a navigation bar with links: "Home", "Documents", "Get Involved", "Team", "Contact Us", and a small icon. The main content area is titled "DRAFT Plan Documents" and contains two document entries, each with a title, draft date, and a "Download" link:

- Complete Draft Comprehensive Plan (Draft: May 27, 2022) [Download](#)
- Appendix: Community Input (Draft: May 27, 2022) [Download](#)

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Wylie Draft Housing Strategies S...

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## Draft Housing Strategies Survey

### Goal H1. Preserve Wylie's existing neighborhoods.

**Strategy H1a. Continue proactive code enforcement efforts and identify resources available to residents who may need assistance addressing violations.**

Code enforcement plays a critical role in preserving the quality of life in residential. The City should continue the current proactive code enforcement practice to assist in maintaining neighborhoods over time. Additionally, innovative policies should be examined and tested where applicable, such as partnering with local volunteer organizations who could assist some residents address minor violations, perhaps due to the financial burden or lack of the physical ability required to address some issues, or a City-funded need-based grant program that can be used to assist in paying for larger repairs that require professional services. This and similar approaches could resolve violations, keep neighborhoods vibrant, and avoid fines that may increase an existing financial hardship.

**H1a- Does this strategy reflect the CPAC's and community's input?**

☐ Agree
☐ Neutral
☐ Disagree

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
Tuesday, July 5, 2022	Planning & Zoning Commission Public Hearing
Tuesday, July 26, 2022	City Council Public Hearing







# Chapter 1: Plan Introduction

## Purpose

There are two interrelated focuses of a comprehensive plan: (1) it allows the citizens of a community to create a shared vision of what they desire for their community, and (2) it establishes ways in which a community can effectively realize that vision. The Wylie Comprehensive Plan tells the story of who Wylie is and what it wishes to become as it grows and redevelops. The City of Wylie is at an opportune crossroad for a new and exciting period in its history. Although the City has seen rapid growth in the past couple of decades, demographic trends in Wylie and the Dallas-Fort Worth Metroplex forecast the City for continued growth in the decades to come. As a result, this update to the City's previous comprehensive plan is meant to be a proactive way for the community to identify a unified vision for the City in anticipation for current and future growth trends.

A city's comprehensive plan is well-defined as a long-range planning tool that is intended to be used by its staff, councils, boards, and residents to guide the community's physical development for 10-20 years. The purpose of a comprehensive plan is to serve as a living, flexible guide for both current and future decision-makers. The primary intentions of a comprehensive plan include the following:

- Efficient delivery of public services,
- Coordination of public and private investment,
- Minimization of potential conflicts between land uses,

- A rational and reasonable basis for making decisions about the community.

A comprehensive plan is not a zoning ordinance, but rather a high-level tool utilized by the City to make development decisions. As new development applications, zoning requests, and other development decisions are made, a comprehensive plan helps to safeguard coordinated growth. Determining what land uses are appropriate within Wylie and where such land uses should be located helps to protect the integrity of the City's neighborhoods, corridors, and natural assets. Ultimately, synchronized land use patterns help to protect private property by maintaining and enhancing value and protecting property from incompatible uses.

The Wylie Comprehensive Plan examines realities of existing conditions, demographic implications, areas of growth potential and strategies for improving quality of life. The plan focuses not only on the physical development of the city, but also the overall goals to become a more livable and economically vibrant community. While the plan is visionary and outlines citizens' desires, it is also measurable by employing implementation-focused recommendations.

With significant development pressures, Wylie is on course for continued growth and improvements in the decades to come. The Wylie Comprehensive Plan anticipates change and proactively addresses major issues, defining goals and actions that will help to shape the City. This vision process can help minimize conflicts in decision-making, which saves time, money, and resources. This plan will lay the foundation for future improvements and priority action items.

# Chapter 4: Land Use & Design

## Introduction

The purpose of this chapter is to plan for the future land use pattern in Wylie. This begins with an evaluation of the existing land uses in Wylie today. Next, future land use categories were developed to address new development and any anticipated redevelopment, driven by the community's goals.

The pattern of land uses in Wylie has evolved over many years to serve its residents. The acreage used for various uses is largely determined by the market demand; however, regulatory approaches can shape whether the market can act on the demands. This section uses existing land uses, physical features, market trends, and community input to guide land use planning and strategies.

The chapter also outlines strategies to help achieve the community's vision for its build environment, and appropriate planning considerations such as population projections and ultimate build-out projections.



## Community Input Themes Related to Land Use & Design

We should preserve our low-density atmosphere

We need more entertainment options for teens and families

We need more local shopping options and nightlife

The lakefront is underutilized

A business or office park would help to increase local employment options

We should preserve the lakeshore, green spaces, and our natural environment

We should use non-monetary incentives to encourage desirable development

Figure 4-5: Future Land Use Map

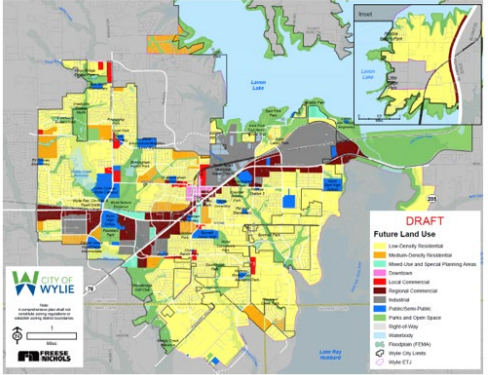
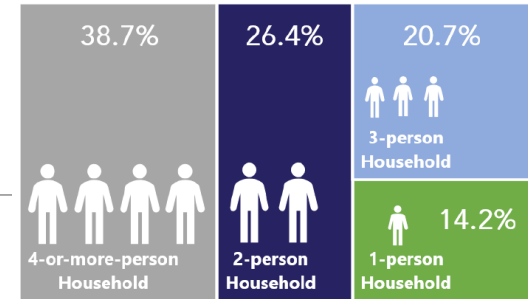


Figure 4-6: Future Land Use Map (Core Close-Up)

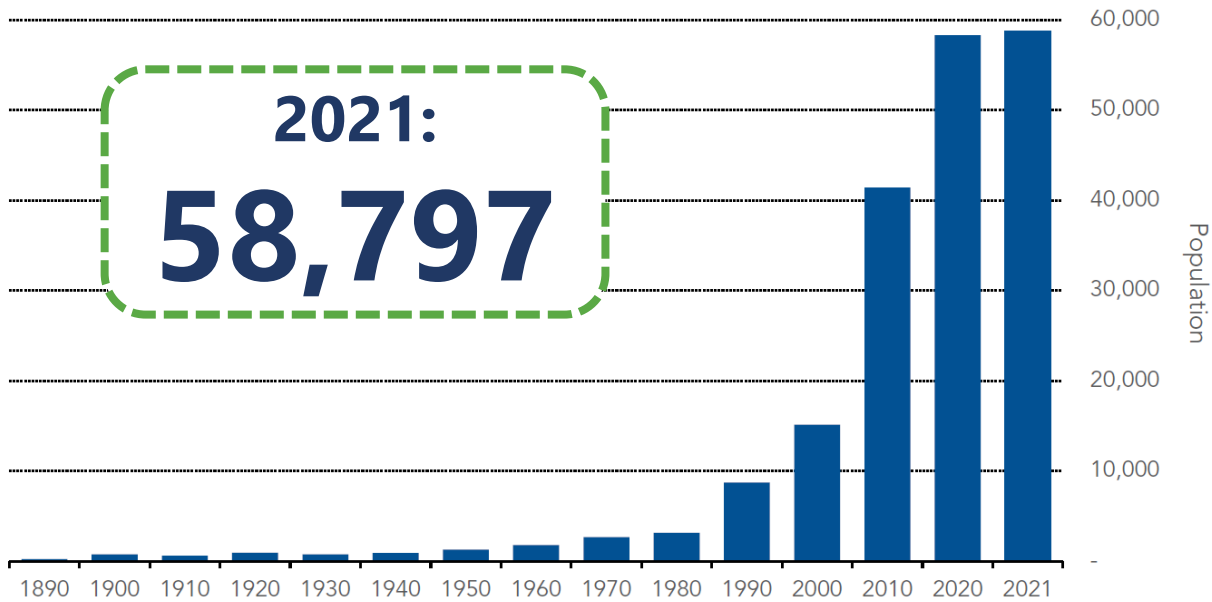


# The Draft Plan

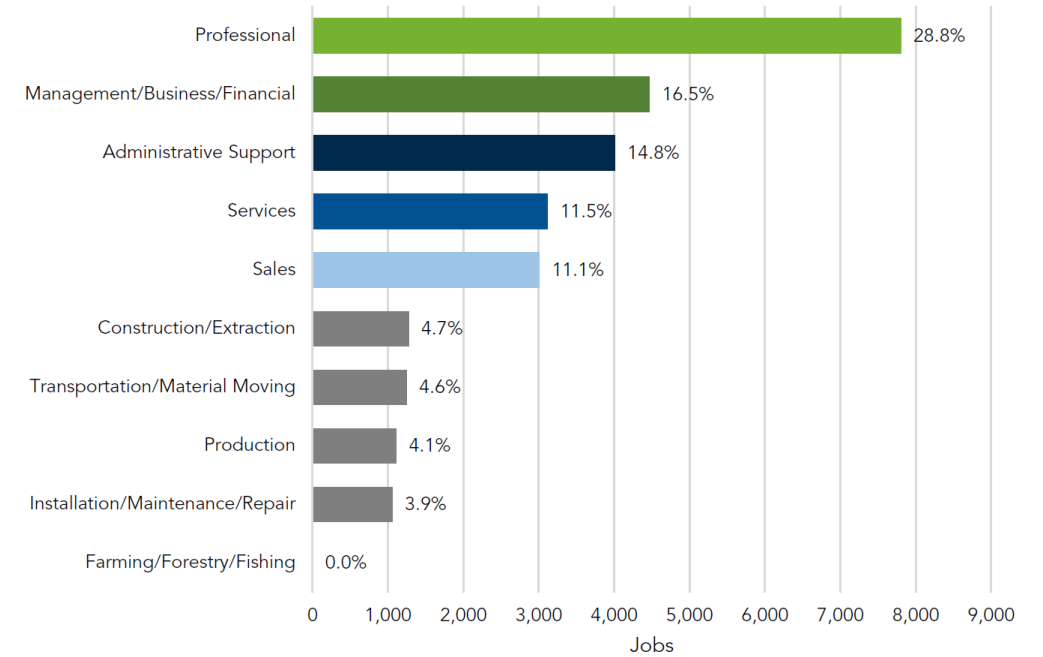
# Snapshot Summary



Source: Esri 2020



Source: U.S. Census Bureau; Esri (2020 and 2021)



Source: Esri 2020

# Plan Outline and Scope

## Chapter 1

Introduction

Context, Purpose, Input Process, Goals

## Chapter 2

Community Snapshot

Historic Trends, Population Growth,  
Demographic Profile

## Chapter 3

Housing and Neighborhoods

Housing Quality, Attainability,  
Residential Options, Housing Strategies

## Chapter 4

Land Use and Design

Existing Land Use, Future Land Use,  
Population Projections, Design Strategies

## Chapter 5

Transportation

Thoroughfare Plan, Trends  
Alternatives

## Chapter 6

Implementation

Implementation Matrix,  
Metrics



# Future Land Use Map

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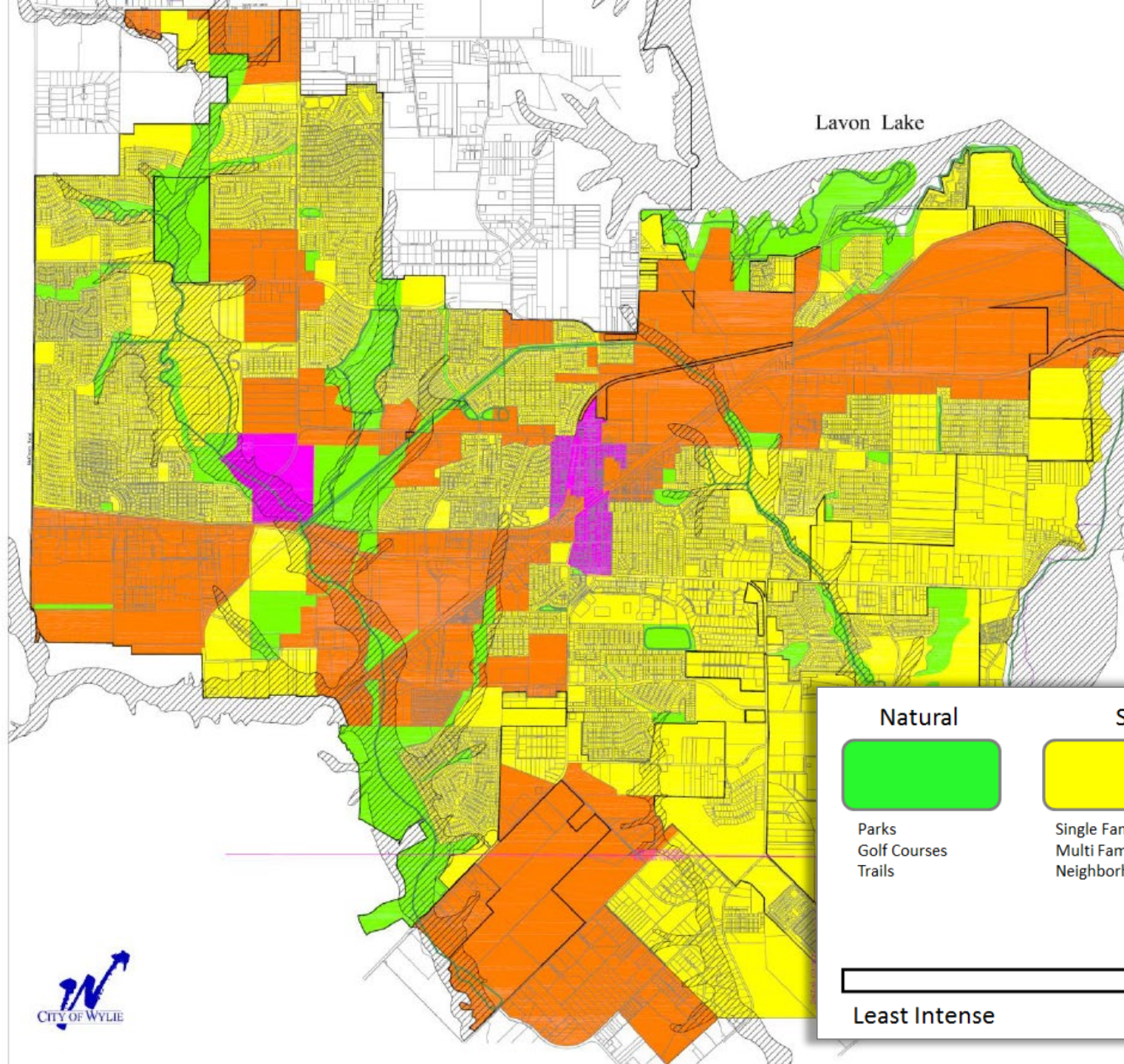
Helps guide decisions, such as:

- 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 vs. Zoning**

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



Lavon Lake

#### Natural



Parks  
Golf Courses  
Trails

#### Sub-Urban



Single Family Residential  
Multi Family Residential  
Neighborhood Services

#### Urban



Multi Family Residential  
Commercial Corridor  
Light Industrial

#### Urban Core



SF Residential  
MF Residential  
NS  
CC

Least Intense

Most Intense

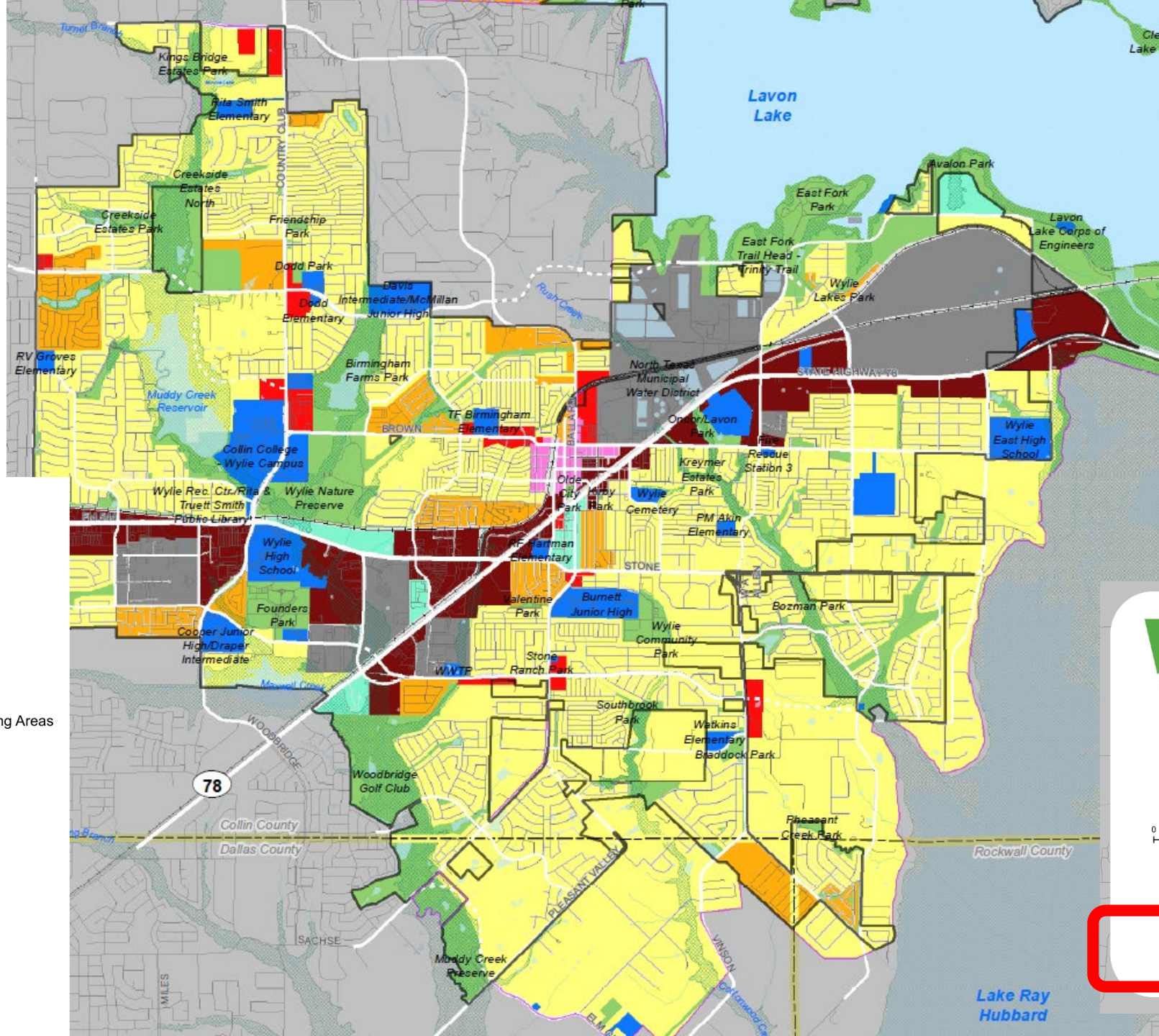


DRAFT

## 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



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Note:  
A comprehensive plan shall not  
constitute zoning regulations or  
establish zoning district boundaries.



Each FLU category  
has an example  
photo, main purpose,  
secondary purpose,  
and typical  
characteristics

#### Local Commercial

**Main Purpose:** Provide small-scale commercial, retail, and office 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.

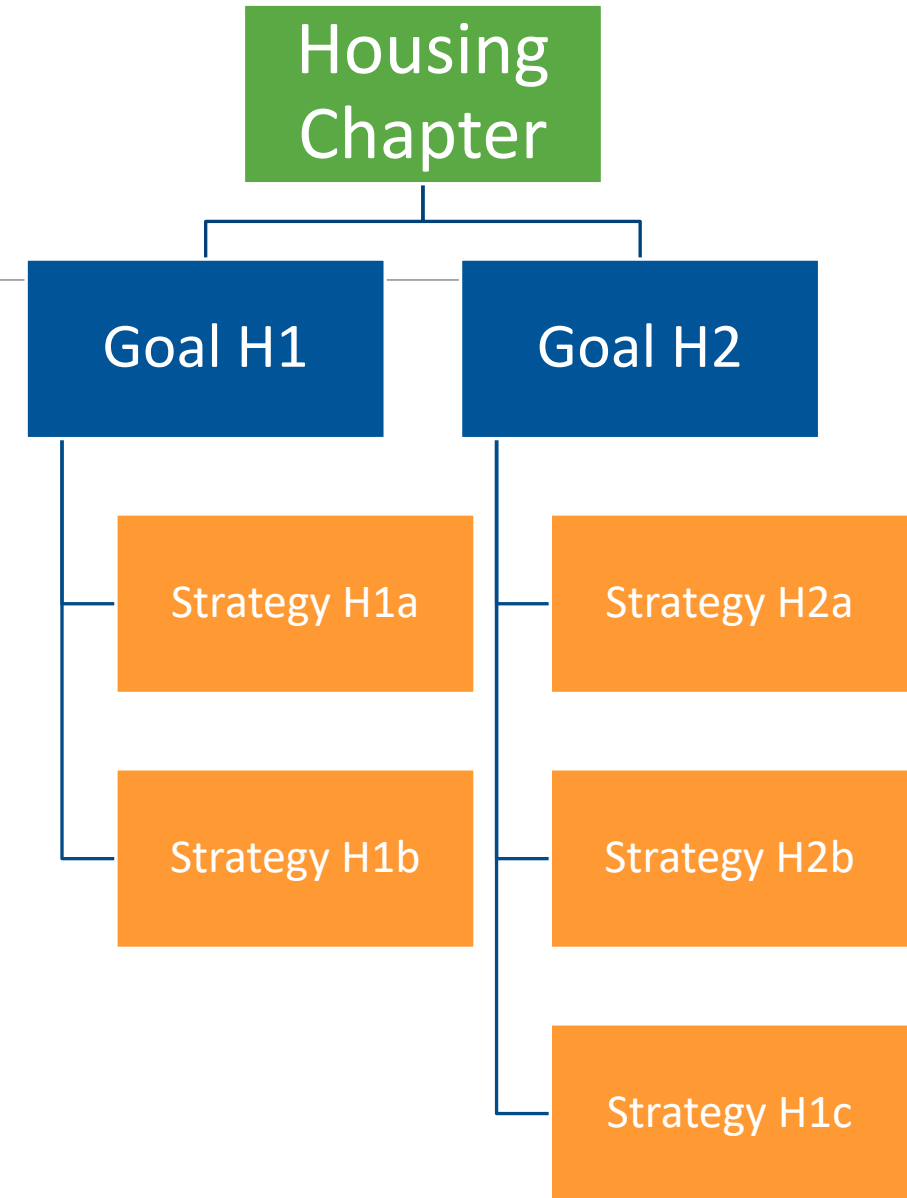
**Secondary Purpose:** Heavy commercial or light industrial uses may be appropriate depending on compatibility with surrounding uses.

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



# Plan Framework

- 3 recommendation **chapters**:
  - Land Use
  - Housing
  - Transportation
- 14 **goals** organized by chapter
- 2-6 **strategies** for each goal



# Housing Goals

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Goal H1. Preserve Wylie's existing neighborhoods.

Goal H2. Encourage compatible infill and redevelopment in aging neighborhoods.

Goal H3. Support various attainable housing options.

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

Goal H5. Incorporate amenities and design features in future developments to encourage high-quality neighborhoods.



# Land Use Goals

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Goal LU1. Use the FLU map and strategies contained within this comprehensive plan when making development decisions.

Goal LU2. Promote Wylie's sense of community identity and small-town charm.

Goal LU3. Strengthen Downtown Wylie as a vibrant and welcoming destination.

Goal LU4. Support a resilient local economy and plan for well-designed commercial development.

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

Goal LU6. Protect and conserve environmentally sensitive areas.

# Transportation Goals

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Goal T1. Plan for safe and efficient transportation infrastructure.

Goal T2. Promote mobility, access, and connectivity throughout the community.

Goal T3. Continue regional communications for a coordinated transportation network and efficient use of resources.

# Implementation Strategy

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- Summary of all the plan's 57 strategies
- Intended to serve as a "to-do" checklist for the City
- Proactive and reactive
- Recommends review and update schedule:
  - Annual progress report to P&Z/Council
  - Major updates every 5 years (per City Charter)



Implementation  
Timeframe

Estimated  
Cost Range

Implementation  
Tool(s)

Plan Chapter

Goal Statement and  
Metrics to Measure  
Performance

Strategy Summary

Goals and Strategies	Timeline (Years)			Approx. Cost	Primary Mechanism(s)
	0-5	6-10	11-20		
Housing & Neighborhoods					
Goal H1. Preserve Wylie’s existing neighborhoods.					
Performance Measures:					
<ul style="list-style-type: none"><li>- Number of sidewalk repairs completed annually per capita</li><li>- Number of clean-up days scheduled</li><li>- Length of time to resolve code enforcement issues</li><li>- Number of aesthetic improvement features installed</li></ul>					
Strategy H1a. Continue proactive code enforcement efforts and identify resources available to residents who may need assistance addressing violations. <ul style="list-style-type: none"><li>• Continue current efforts;</li><li>• Partner with volunteer organizations to assist with minor repairs and violations; and</li><li>• Consider a grant to assist with larger repairs.</li></ul>	●	●	●	\$-\$	Code enforcement; City program
Strategy H1b. Develop and implement neighborhood enhancement programs and initiatives to help facilitate and improve neighborhood quality. <ul style="list-style-type: none"><li>• Coordinate with nonprofits to schedule clean-up days;</li><li>• Create a City webpage to outline steps to organize a volunteer event; and</li><li>• Consider a “yard of the month” program.</li></ul>	●			\$	City partnership; City website update; City program

Legend for Approximate  
Cost Ranges

\$ = <\$100,000

\$ = \$100,000-\$500,000

\$\$\$ = \$500,000+

# Notable Changes Since 2012

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- Removing completed objectives
- Removing objectives that are no longer relevant
- Continuing core objectives
- Adding objectives for controlled growth and future realities



# Next Steps

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# Next Steps

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1. FNI to make any revisions based on tonight's discussion
2. Public hearing with P&Z to consider recommendation on July 5
3. Public hearing with Council to consider adoption on July 26