



2022 Comprehensive Plan

#### Your Team





**Daniel Harrison** 



**Erica Craycraft** 

#### Today's Agenda

- Process Recap
- Plan Takeaways and Implementation
- Open House #2 Input
- Discuss Possible Revisions
- Formal Vote to Recommend Plan
- Next Steps



#### Today's Agenda

## IS THE PLAN READY TO MOVE FORWARD?



### Process Recap

Date	Meeting/Event
Monday, August 19, 2021	CPAC Kickoff
Monday, September 13, 2021	Community Open House #1 (Online: Sept. 3-Sept. 19)
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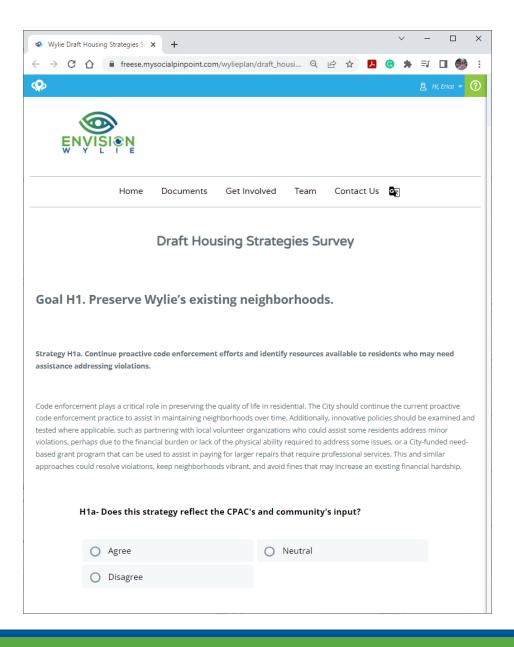
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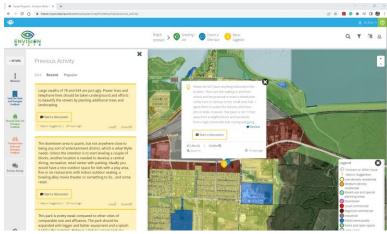


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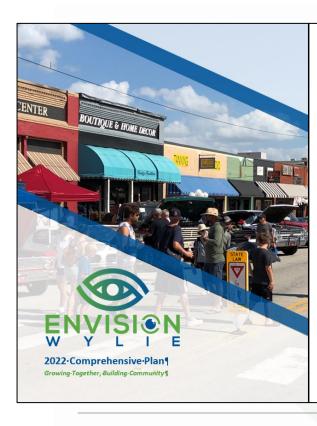


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#### Chapter 1:

#### 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 <u>City</u> 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

A city's comprehensive plan is well-defined as a longrange 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
- Minimization of potential conflicts between

- Cost-effective public investments, and 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

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

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

Chapter 1: Plan Introduction 5/5/2022 DRAFT | 1

#### 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 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 additional planning considerations such as population projections and ultimate build-out

#### Community Input Themes Related to Land Use & Design

We should preserve teens and families

A business or office park

Chapter 4: Land Use & Design

We should preserve the would help to increase local lakeshore, green spaces.

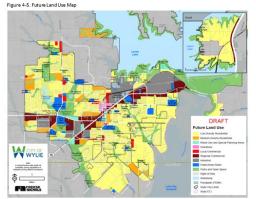
We should expand the use of our

existing parks and plan for more

5/5/2022 DRAFT | 37

We need more local The lakefront is

Envision Wylie



Envision Wylie



Chapter 4: Land Use & Design 5/5/2022 DRAFT | 41

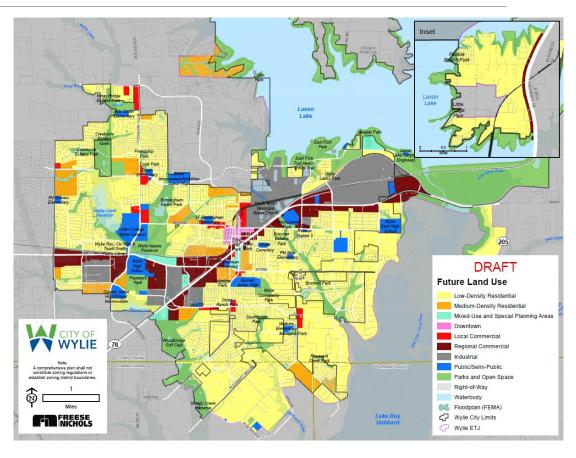
#### The Draft Plan



### Key Recommendations

#### Key Recommendations

New future land use map and categories Update the zoning/subdivision regulations Continue Downtown enhancements Focus on vertical mixed-use development Encourage innovative developments Plan for open space and recreation Support bike/pedestrian connections Suggested thoroughfare modifications



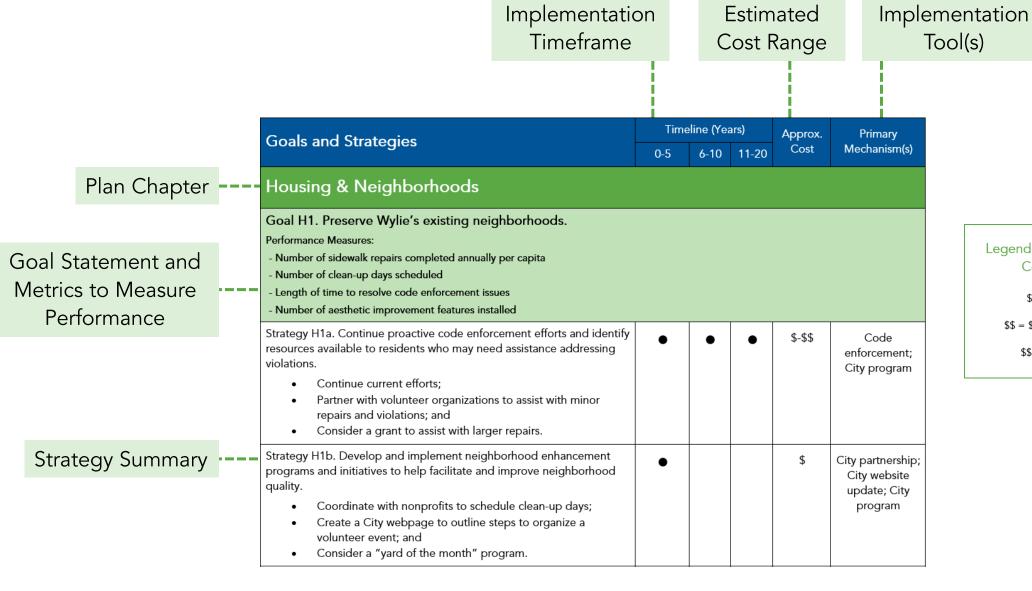


### Implementation

#### Implementation Strategy

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

		Cools and Stratagies	Timeline (Years)			Approx.	Primary
		Goals and Strategies	0-5	6-10	11-20	Cost	Mechanism(s)
	Plan Chapter	 Housing & Neighborhoods					
Goal Statement and Metrics to Measure Performance		 Goal H1. Preserve Wylie's existing neighborhoods.  Performance Measures:  - Number of sidewalk repairs completed annually per capita  - Number of clean-up days scheduled  - Length of time to resolve code enforcement issues  - Number of aesthetic improvement features installed					
	STI GITTIGIT G	Strategy H1a. Continue proactive code enforcement efforts and identify resources available to residents who may need assistance addressing violations.  • Continue current efforts;  • Partner with volunteer organizations to assist with minor repairs and violations; and  • Consider a grant to assist with larger repairs.	•	•	•	\$-\$\$	Code enforcement; City program
Str	ategy Summary	 Strategy H1b. Develop and implement neighborhood enhancement programs and initiatives to help facilitate and improve neighborhood quality.  Coordinate with nonprofits to schedule clean-up days; Create a City webpage to outline steps to organize a volunteer event; and Consider a "yard of the month" program.	•			\$	City partnership; City website update; City program



Legend for Approximate

Cost Ranges

\$ = <\$100,000

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

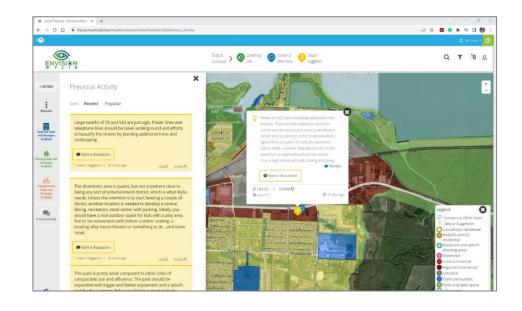
\$\$\$ = \$500,000+



#### Open House #2 What People Said

#### Open House #2

- Engagement held March 31 in-person and March 21-April 10 online
- 25-30 total participants
- Introductory presentation and draft recommendation feedback boards











#### Open House #2 Map-Based Input

- Concern about possible industrial/heavy commercial uses north of Wylie East HS near SH 78 with neighborhoods and kids walking
- More things to do
- Park enhancements
- Roadway classification downgrades for Beaver Creek and Troy Road
- Desire for a traffic light at Woodbridge/Hensley
- Desire for a 4-way stop at Springwell/Hensley
- Desire for a left turn lane on southbound McCreary at Riverway Lane

#### Open House #2 Strategies Input

- Limit apartments/low-income housing
- Improved code enforcement
- Landscaped medians
- Denser residential infill development; too much single-family zoning
- More mixed-use and walkable developments
- More open space and recreation
- Eliminate clear cutting on residential land
- Roundabouts
- Bike and pedestrian infrastructure

## POTENTIAL REVISIONS TO REFLECT THE COMMUNITY'S INPUT.

#### Potential Revisions for Discussion

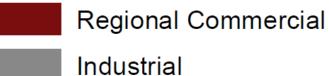
 Consider expanding LU6b's tree preservation protections to include residential land Strategy LU6b. Evaluate the existing tree preservation, protection, and replacement policies for commercial and public lands.

The City's current regulations regarding tree preservation policies are unclear and difficult to enforce, leaving the City susceptible to clear-cutting lots for development. The City should review and update its existing policies to requirement replacement of certain trees when commercial sites are developed. Additionally, the policy should apply to the City's land (including rights-of-way) to ensure that the City is leading by example.

#### Potential Revisions for Discussion

 Is Regional Commercial the right land use along the south side of SH 78?





#### Potential Revisions for Discussion

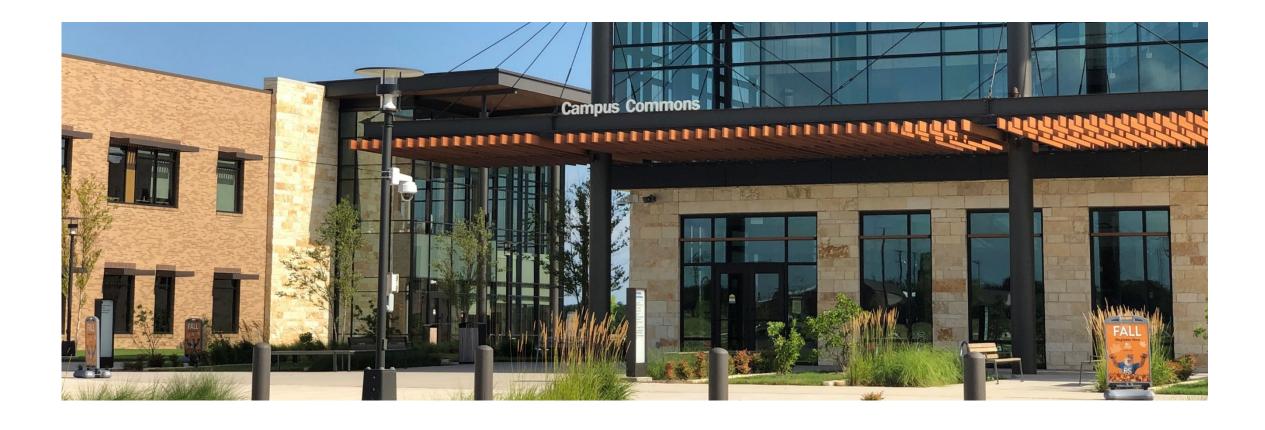
- Should traffic controls be recommended for future thoroughfare plan updates?
  - Traffic light at Woodbridge and Hensley (near Cooper/Draper schools)
  - 4-way stop at Springwell and Hensley (by Woodbridge Park)
  - Left turn lane on southbound McCreary into Riverway Lane (near Groves Elementary)



### ARE ANY OTHER REVISIONS NEEDED TO REFLECT THE COMMUNITY'S INPUT?

# DO YOU HAVE ANY OTHER COMMENTS RELATED TO THE DRAFT?

## FORMAL VOTE TO RECOMMEND THE PLAN



### Next Steps

#### Next Steps

- 1. FNI to revise the plan draft
- 2. Share plan draft on the website for public review
- 3. Joint workshop on June 14
- 4. Public hearing with P&Z to consider recommendation on July 5
- 5. Public hearing with Council to consider adoption on July 26

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## CPAC IS INVITED TO ATTEND!

Spokesperson/people?

## THANK YOU FOR YOUR TIME AND COMMITMENT!