

ENVISION WYLLIE



2022 Comprehensive Plan

JULY 26, 2022 | PUBLIC HEARING

Today's Agenda

- Process reminder
- CPAC's final draft plan revisions
- Discussion and Q&A



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)

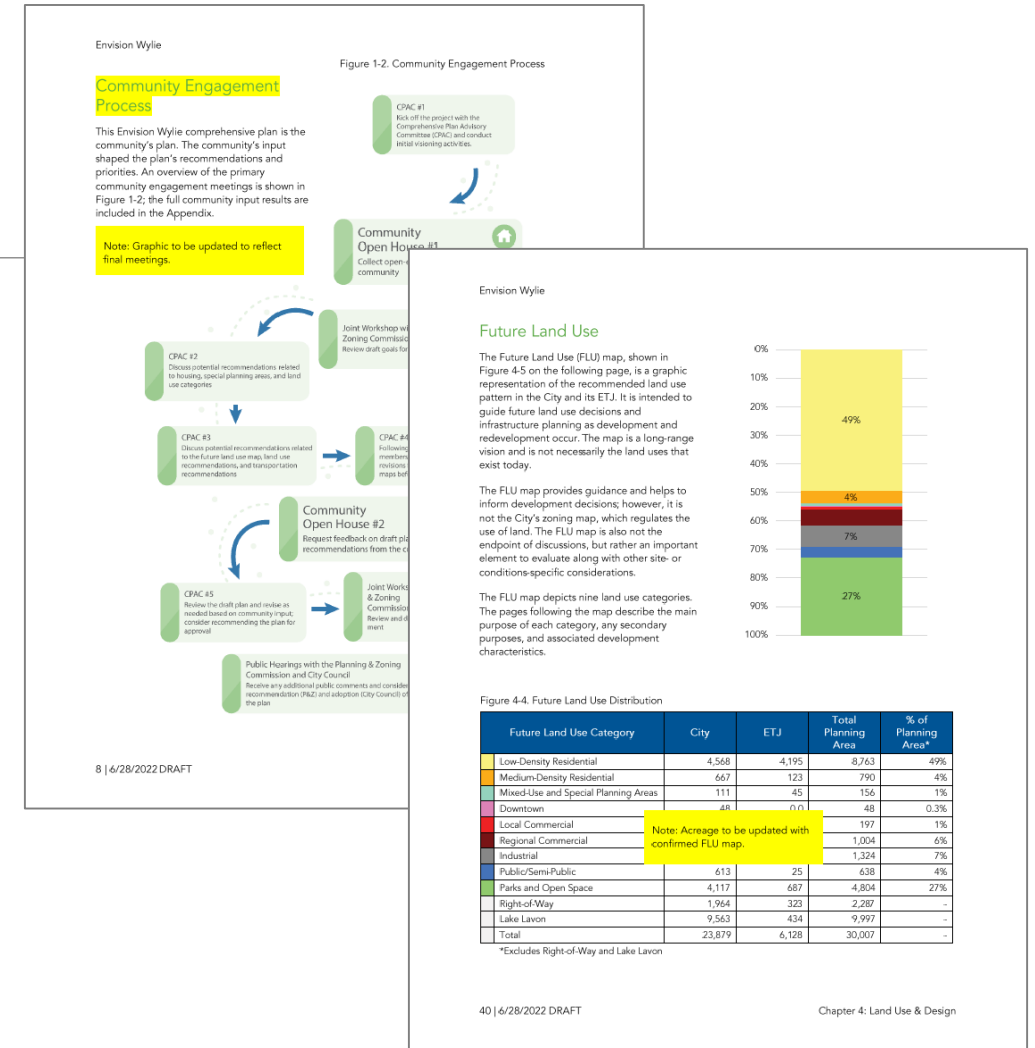
Number and description of meetings

Goal and strategy numbering

Acreages

Population capacity

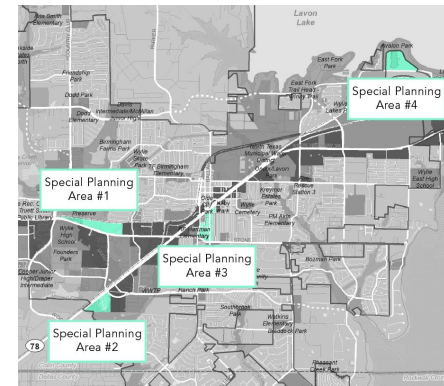
Implementation table



Removed ~~Goal H3~~

Goal H3. Support various attainable housing options.

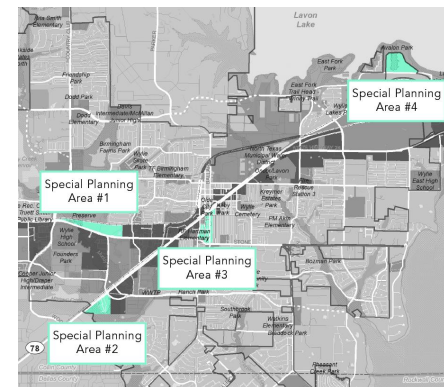
- Strategy H3a. Ensure that City Staff is knowledgeable about programs and resources that are available to support a variety of housing types where appropriate.
- Strategy H3b. Encourage adaptive reuse of structures to promote a variety of housing options.
- Strategy H3c. Encourage mixed-use, walkable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



Removed ~~Goal H4~~

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*



FLU Map and Categories

		ABBREVIATED DESIGNATION	ZONING DISTRICT NAME
Existing AG/30 and Estate →	Low-Density	Low-Density Residential Districts	
		AG/30	Agricultural District
		SF-ED	Single Family – Estate District
Existing SF-10 and SF-20 →	Medium-Density	Medium-Density Residential Districts	
		SF-20/26	Single Family-20 District
		SF-10/24	Single Family - 10 District
Existing non-single-family →	High-Density	High-Density Residential Districts	
		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.~~

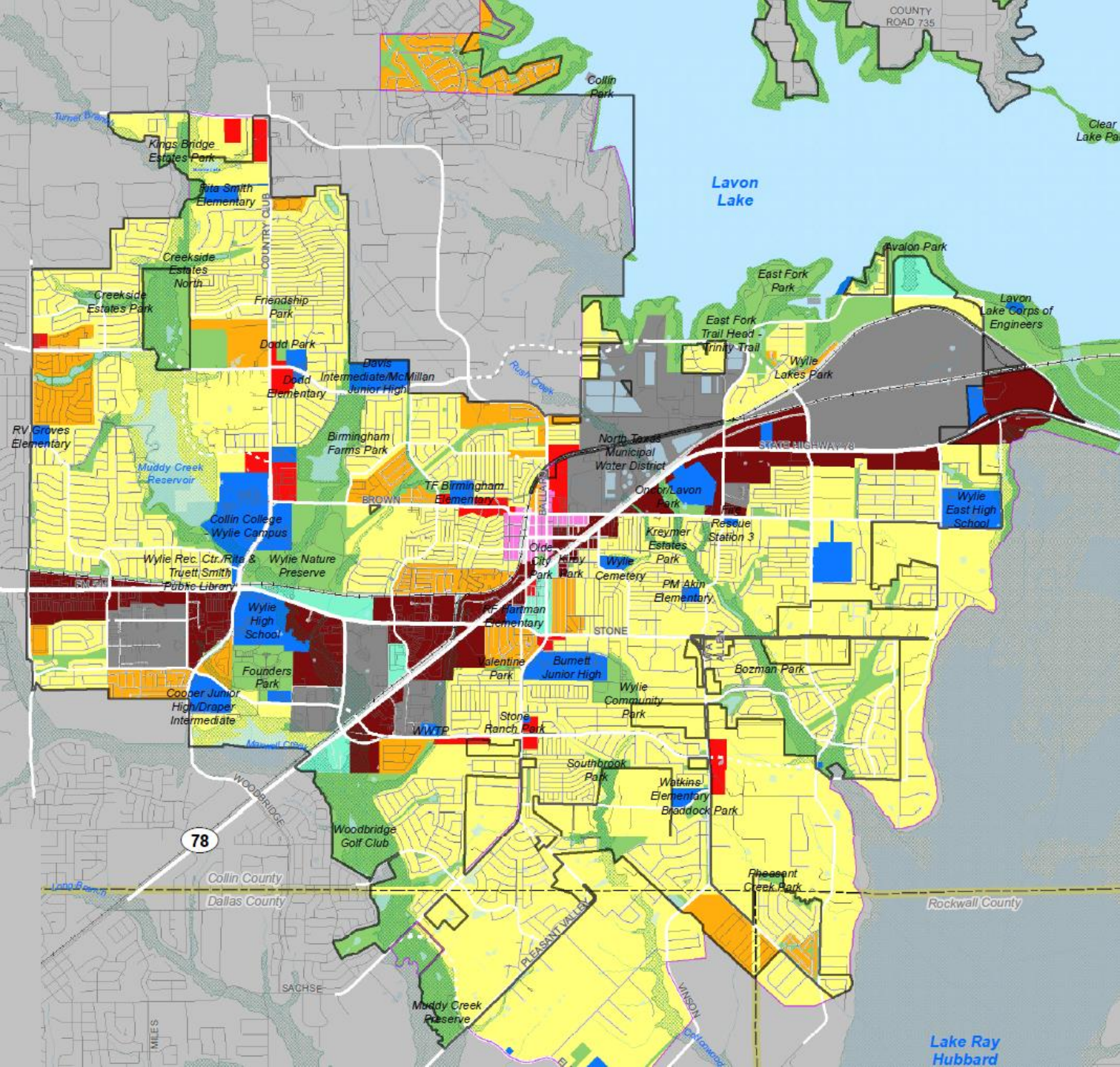
Characteristics: ~~New construction of traditional single family neighborhoods. Nonresidential uses are limited to arterial roadways.~~ Medium-sized lots preserving Wylie's existing character and promoting new developments designed with the same suburban style. Nonresidential uses should be compatible 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.

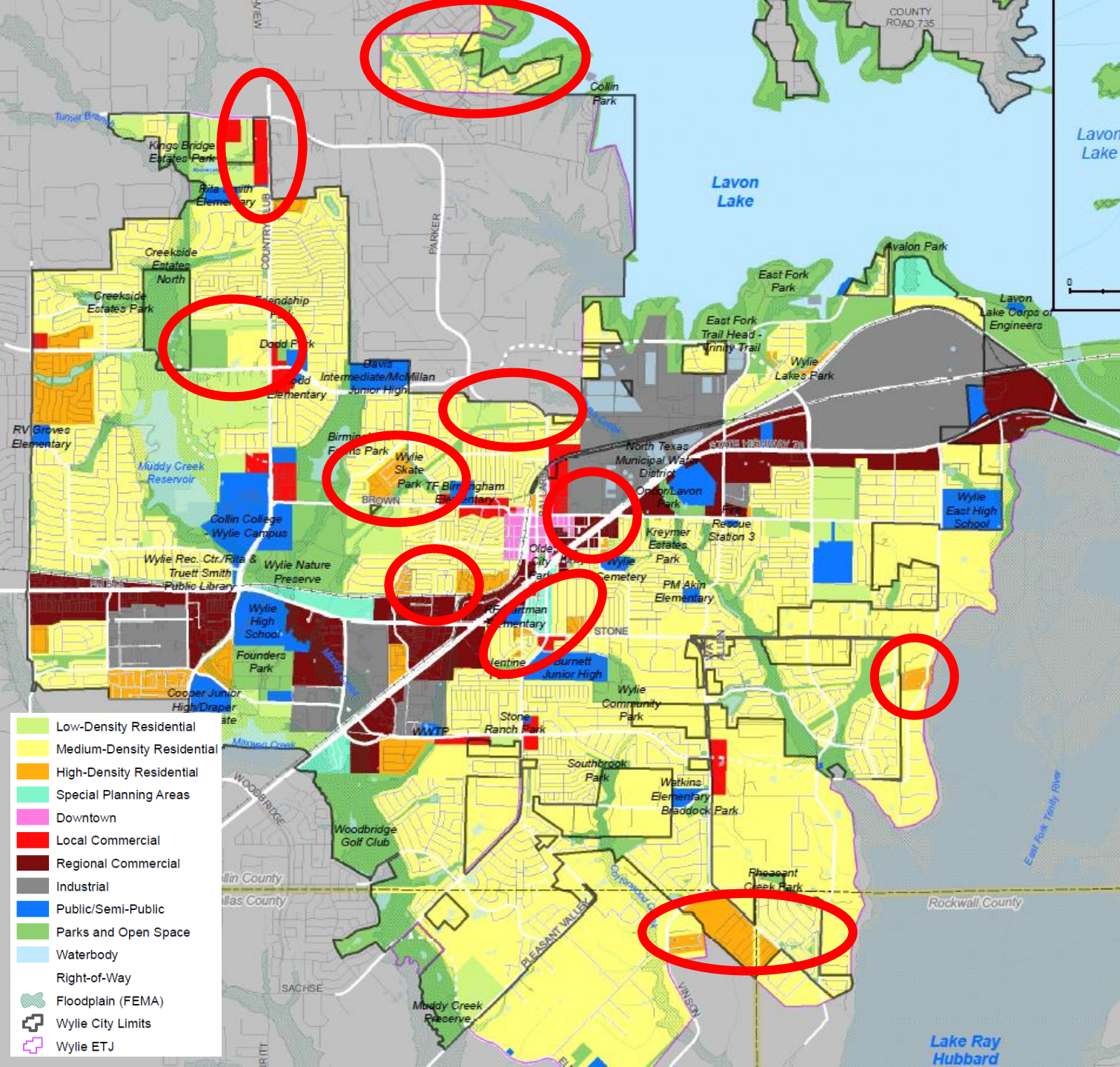
Secondary Purpose: Provide limited nonresidential development that serves the adjacent neighborhoods (e.g., convenience stores, dry cleaners).

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.



Previous FLU

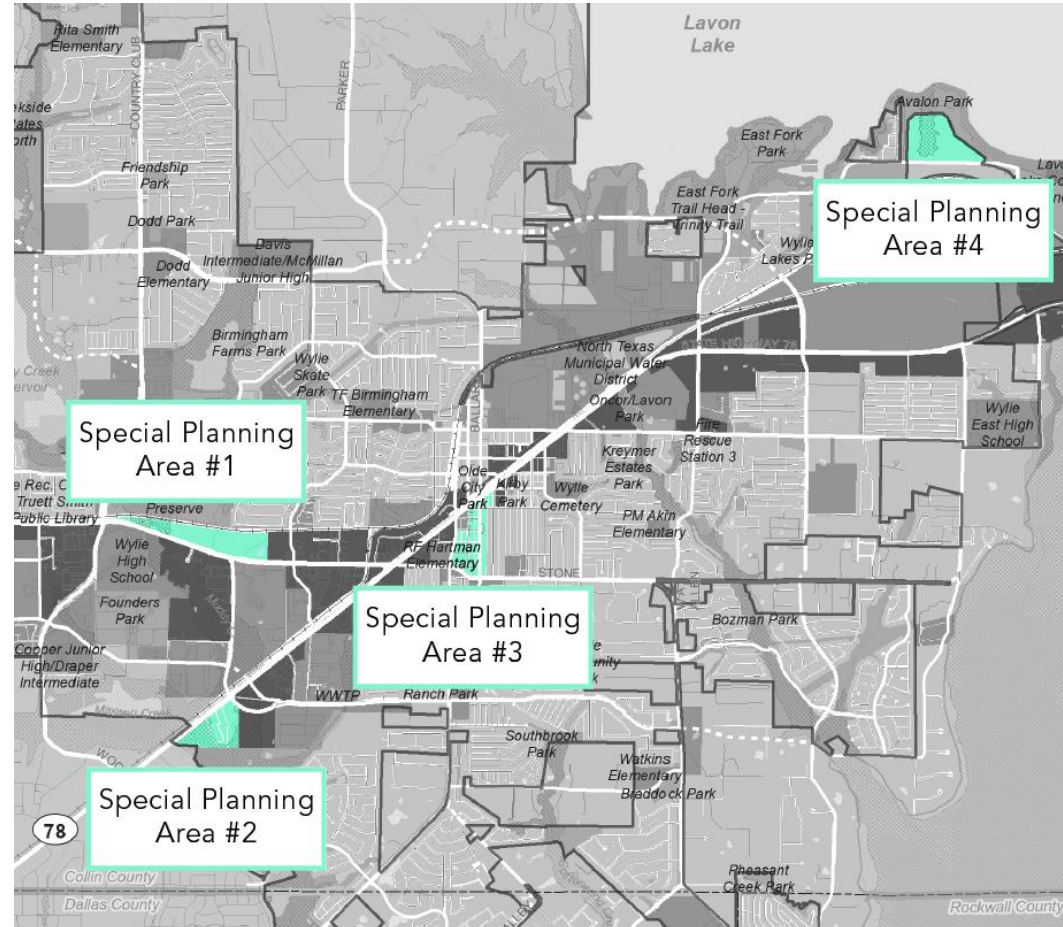
- Low-Density Residential
- Medium-Density Residential
- Mixed-Use and Special Planning Areas
- Downtown
- Local Commercial
- Regional Commercial
- Industrial
- Public/Semi-Public
- Parks and Open Space
- Lake Lavon
- Right-of-way
- Floodplain (FEMA)
- Wylie City Limits
- Wylie ETJ



New FLU

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

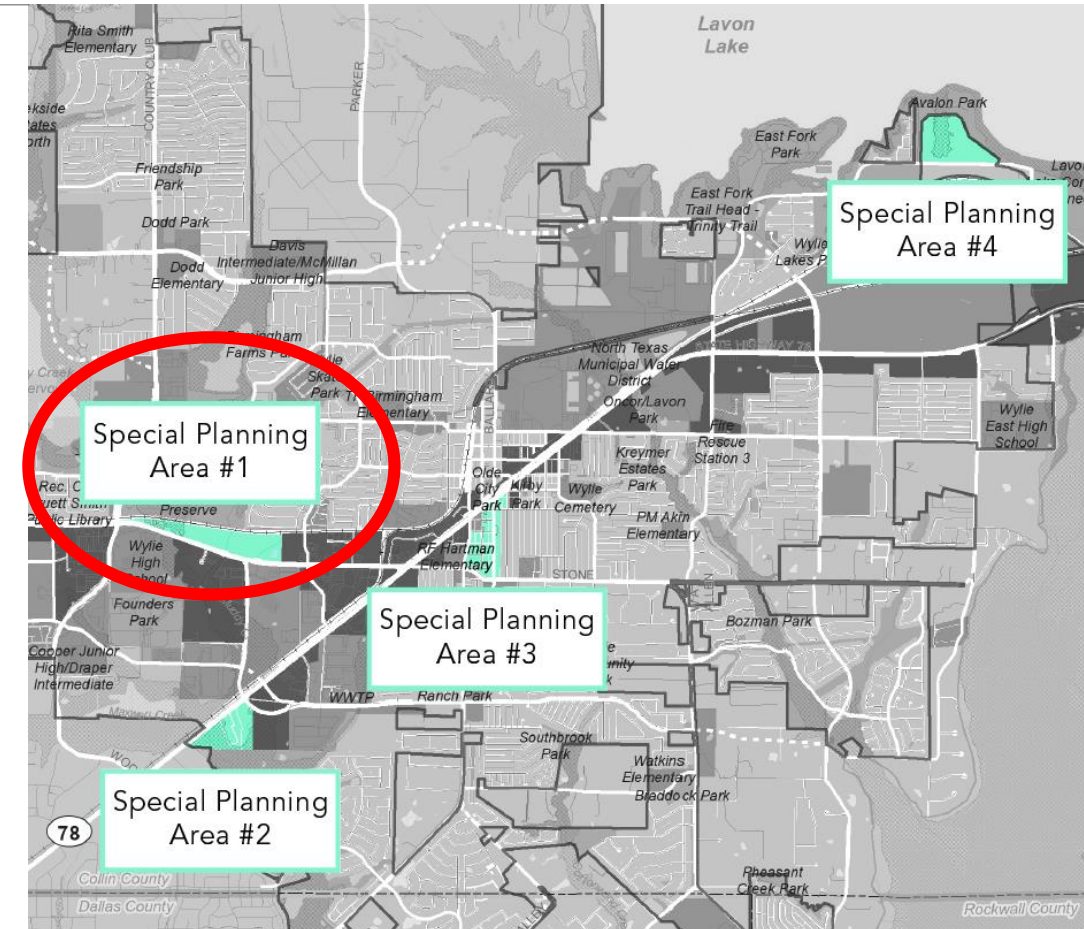
Special Planning Areas



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.

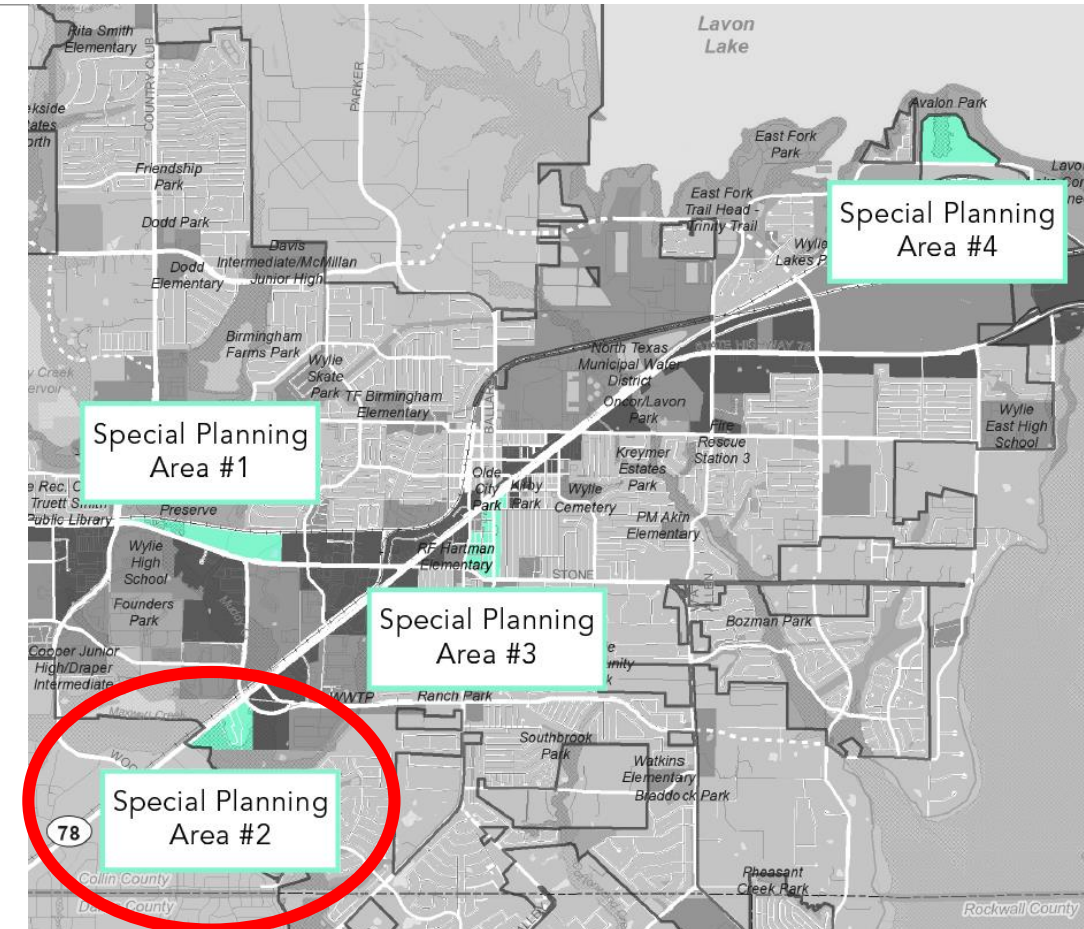
This area is envisioned as a **walkable, attractive, mixed-use** destination with ground level shops and offices with the potential for residential uses on the upper levels. Some residential uses may be in standalone buildings.



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.

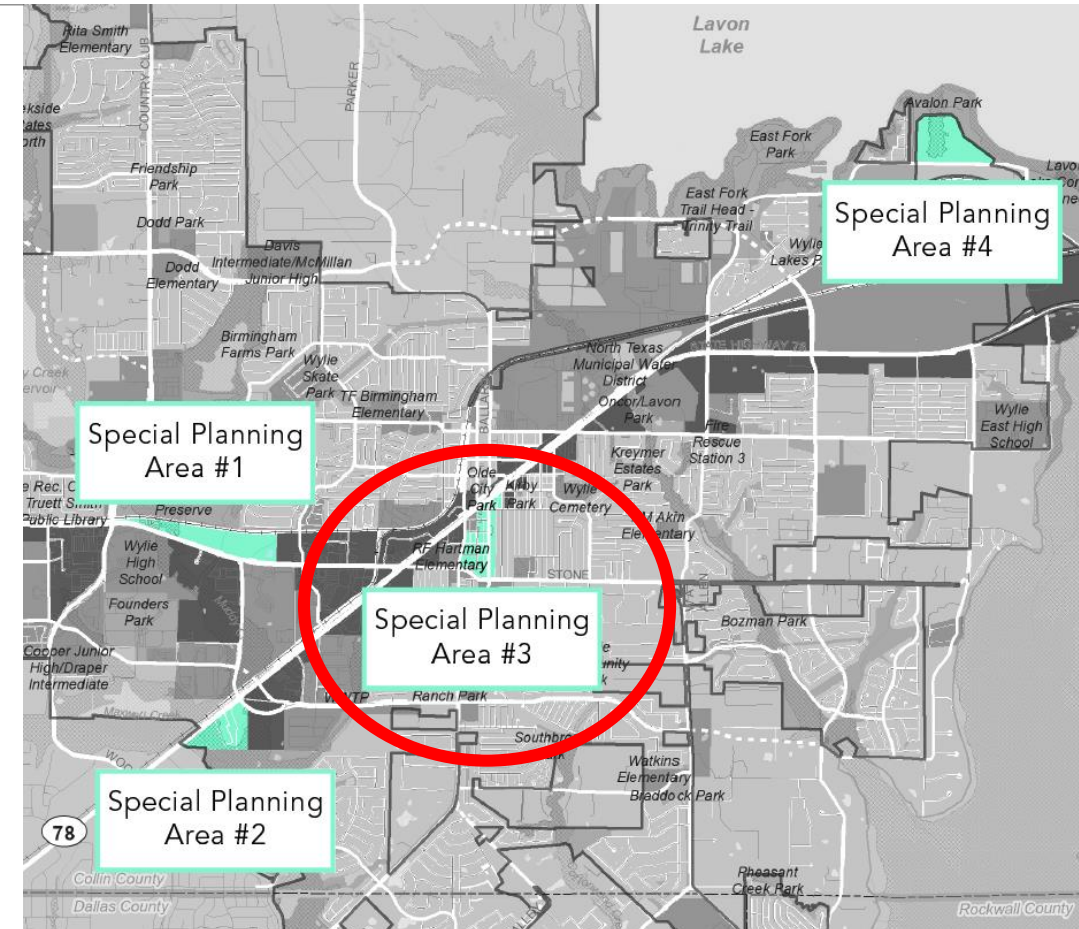
Similar to SPA #1, this area should be planned for a **mixed-use, walkable development**. Quality building design/materials and welcoming gateway signage should be encouraged to welcome residents and visitors into Wylie.



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.

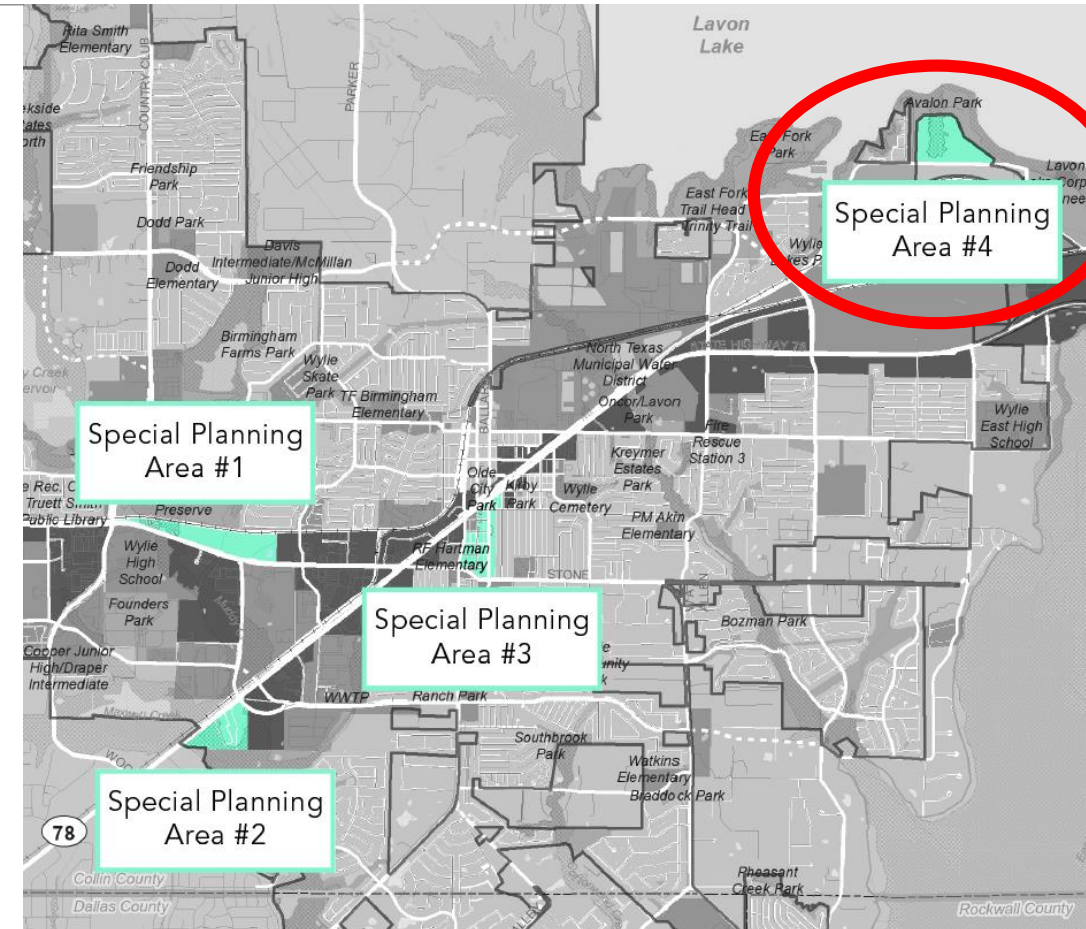
The proposed SPA boundary expands the boundary slightly west toward Birmingham Street. As stated within the zoning district regulations, this area should include **mixed-use, single-family, and multi-family development with enhanced pedestrian elements and a reduced emphasis on parking.**



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.





Next Steps

Next Steps

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