



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















Chapter 3: Housing & Neighborhoods

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Future Land Use Categories

Low-Density Residentia

Envision Wylie

Main Purpose: Provide areas for detached single-family homes on large lots generally a minimum of one fifth of an eare file. 8,712 square feeb. This category generally corresponds to the AG/30 and SF-ED zoning districts.

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: Semi-adversignment-intended to serve a range of showing a ceeds, from affordable to higher-end-housing-optioned_rose, state loss assession a While sural character and primother new developments designed with the same rural character, Nonresidental uses are character, and practice, and characteristic services are characteristic to the comparable with surrounding neighborhoods and in locations limited to arterial rosdwork.

Medium-Density Residentia

Main Purpose: Provide areas for detached single-family homes on medium-sized lots generally a maximum of one fifth of an area (i.e.,

corresponds to the SF-20/26 and SF-10/24 zoning districts.

Secondary Purpose: Provide limited excessed leasting for shipfor, toolbasses, and more sidential development that almostly-serves adjacent neighborhoods (e.g., convenience stores, dry cleaners). Also includes limited neurosidential development-as-autilined-for services and provides and services are considered to the services of the services and services are services.

cingle family neighborhoods. Neurosidential

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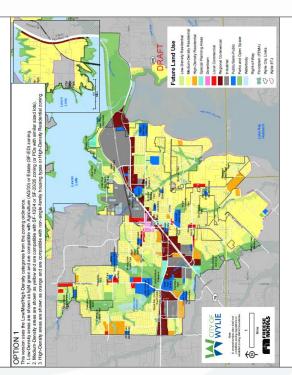
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streat onts preserving whole a existing constraint, and promotion new developments designed with the same suburban style. Nonresidential uses should be compatible with surrounding peliabharhoods and in locations limited to arterial roadways.





Chapter 4: Land Use & Desig



Envision Wylie

Goals and Strategies						
			11-20			
Strategy H2b. Investigate methods for the demolrion of dilapidated structures. • Investigate whether a land banking program would be beneficial to purchase and clear dilapidated properties to resell for desirable development.	•	•		5-55	City program	
Goal H3. Support various attainable housing options. Variousness bleames delid report to did-regarding housing programs and resource. Mobile household insome on a premotope of mobile house sole price — Monther deli monthe on a premotope of mobile house sole price — Occupancy permits knowled for a change in use. — Manches of vision knowled and development						
Stetings H.R.: Ensure that City-Stell is invantedigeable above progression and economics that are available to support a variety of housing types where again spirate. — Investigate and believe progress (e.g., LHTC, CDBG) to support housing variety.	•	•	*		City Staff action	
Strategy 112h. Encourage adaptive rouse of structures to premote a veriety of housing opporer. — Review the Zening Regulations and Building Code for barriers to appropriate adaptive rouse.	•				Development Godo-and Building Codo update	
Stratogy H3c. Encourage mixed-use, walkable developments to increase having cheice. — Specifically define and address mixed-use development; and — Permit drive use in defined higher intensity districts.	•	•	•		Development Gode update	
Good II 4. Allow a variety of housing types and choices Personage of non-single family dwellings —Personage of most single family dwellings —Square family of missel use dwellingments —Number of housing units in Domition						
Statogy H4a- Identify appropriate locations for non-single-family housing system as redevelopment occurs. — Consider the following to obtamine appropriateness compability with surroundings, proximity to retail/services, whilly to serve as a transferral use, and self-erferiting impacts.	•	•	•	•	City policy	
Statogy H4b-Espand housing options within Downtown by encouraging hing units above retail states and developing mixed uso opportunities — Allow vertical mixed use development in Downtown and surrounting areas.	•	•	•	•	Dowlopment Code-update	

Chapter 6: Implementation 6/28/2022 DRAFT | 83

The Draft Plan Revisions

Housekeeping

Updated to 2022 population (60,460)

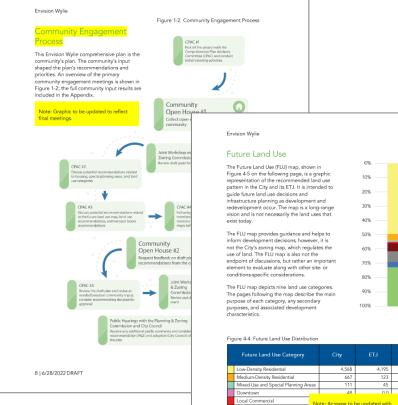
Number and description of meetings

Goal and strategy numbering

Acreages

Population capacity

Implementation table



Future Land Use Category		City		Total Planning Area	% of Planning Area*
Low-Density Residential		4,568	4,195	8,763	49%
Medium-Density Residential		667	123	790	4%
Mixed-Use and Special Planning Areas		111	45	156	1%
Downtown		48	0.0	48	0.3%
Local Commercial	Note: Acreage to be updated with			197	1%
Regional Commercial		nfirmed FLU ma		1,004	6%
Industrial				1,324	7%
Public/Semi-Public		613	25	638	4%
Parks and Open Space	Parks and Open Space		687	4,804	27%
Right-of-Way	1,964		323	2,287	-
Lake Lavon		9,563	434	9,997	-
Total		23,879	6,128	30,007	-

*Excludes Right-of-Way and Lake Lavor

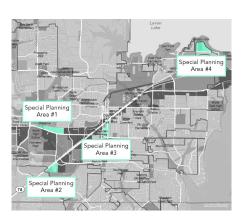
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Chapter 4: Land Use & Design

Removed Goal H3

Goal H3. Support various attainable housing options.

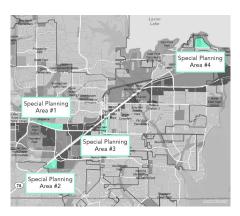
- Strategy H3a. Ensure that City Staff is knowledgeable about programs and resources that are available to support a variety of housing types where appropriate.
- Strategy H3b. Encourage adaptive reuse of structures to promote a variety of housing options.
- Strategy H3c. Encourage mixed-use, walkable 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

Existing AG/30 and Estate →

Existing SF-10 and SF-20 →

Existing non-single-family →

	ABBREVIATED DESIGNATION	ZONING DISTRICT NAME				
Low-Density	Low-Density Residential Districts					
	AG/30	Agricultural District				
	SF-ED	Single Family – Estate District				
Medium-Density	Medium-Density Residential Districts					
	SF-20/26	Single Family-20 District				
	SF-10/24	Single Family - 10 District				
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. Mediumsized 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.

Lavon Lake 78 Rockwall County Lake Ray Hubbard

Previous FLU

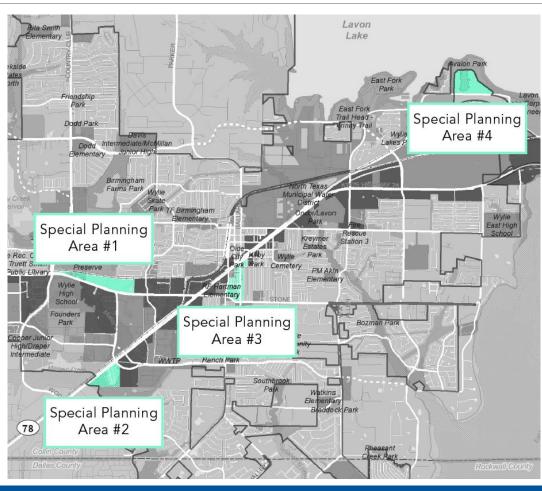
- Low-Density Residential
- Medium-Density Residential
- Mixed-Use and Special Planning Areas
- Downtown
- Local Commercial
- Regional Commercial
- Industrial
- Public/Semi-Public
- Parks and Open Space
- Lake Lavon
 - Right-of-way
- Floodplain (FEMA)
- Wylie City Limits
- Wylie ETJ

Lavon Lake Lavon Lake & Wylie Nature Preserve Low-Density Residential Medium-Density Residential High-Density Residential Special Planning Areas Local Commercial Regional Commercial llin County las County Public/Semi-Public Parks and Open Space Waterbody Right-of-Way Floodplain (FEMA) Wylie City Limits Lake Ray Hubbard 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

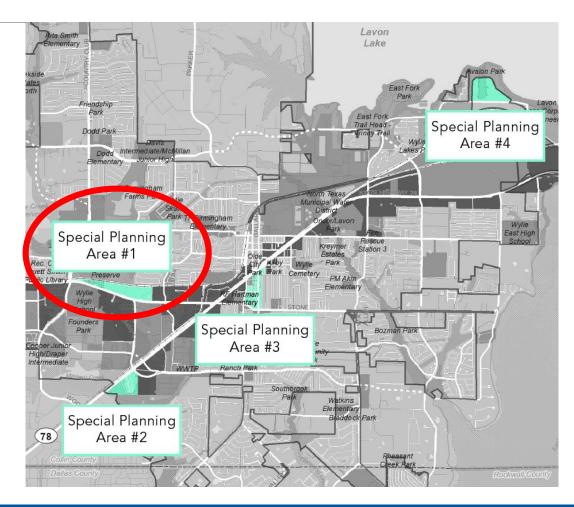
Special Planning Areas



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.

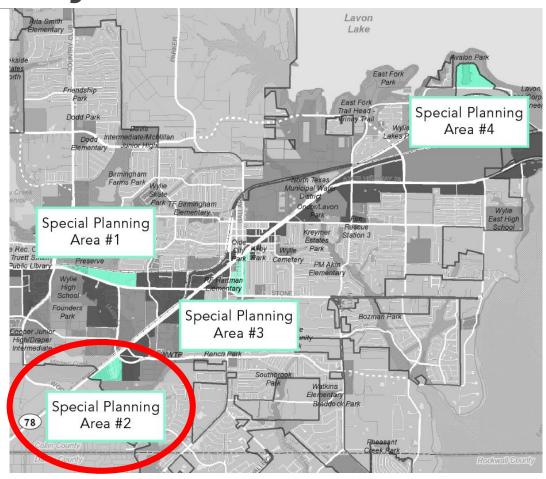
This area is envisioned as a **walkable**, **attractive**, **mixed-use** destination with ground level shops and offices with the potential for residential uses on the upper levels. Some residential uses may be in standalone buildings.



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.

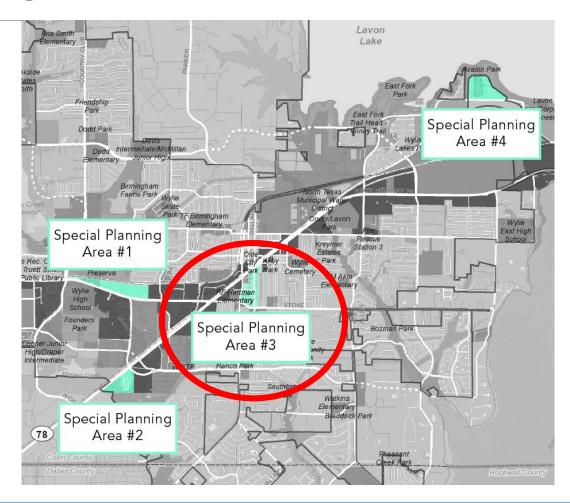
Similar to SPA #1, this area should be planned for a **mixed-use**, **walkable development**. Quality building design/materials and welcoming gateway signage should be encouraged to welcome residents and visitors into Wylie.



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.

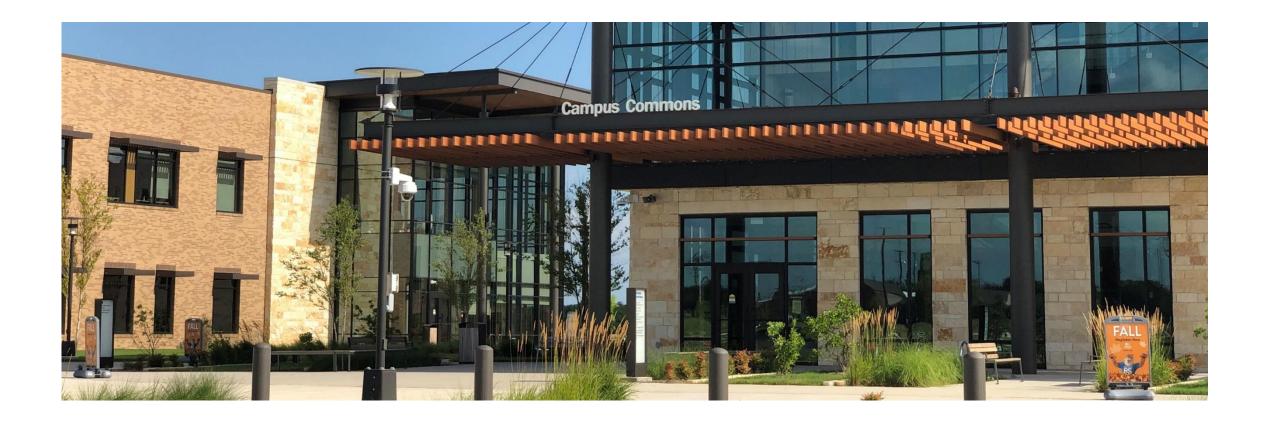


SPA #4 - Avalon Park

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