

ENVISION WYLLIE



2022 Comprehensive Plan

JANUARY 13, 2022 | CPAC MEETING

Your Team



Daniel Harrison



Erica Craycraft

Today's Agenda

- Process Reminder
- Discussion and Activities:
 - Land Use and Transportation Strategies
 - Future Land Use Map
 - Thoroughfare Map
- 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
Thursday, February 3-17, 2022	CPAC Survey: Goals and Strategies Online Survey	Online
Thursday, March 3, 2022	CPAC: Review and Discuss Goals and Strategies	In-Person
Thursday, March 31, 2022	Community Open House #2 (Online: March 21-April 4)	In-Person/Online
Thursday, May 19, 2022	CPAC: Input Review, Finalize Plan (Complete draft plan sent in advance)	In-Person
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Tuesday, July 26, 2022	Joint Public Hearing	In-Person

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Land Use and Transportation Goals



Draft Strategies Review and Refinement

ROUND #1 – LAND USE

Round #1 (30 Minute Exercise)

1. Sit at designated table (look for name card)
2. Review and discuss the assigned goal's drafted strategies with your group (10 minutes)
 - Would you modify any of the strategies?
 - Are any additional strategies needed to achieve the goal?
3. Share your findings with the CPAC, and add comments on other presented findings (Each of the three groups takes 5-7 minutes)

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

Tentative Strategies:

- a. Review and update the existing zoning ordinance and subdivision regulations to align with this plan's recommendations.
- b. Consider this plan when evaluating future rezonings or development plans, with an emphasis on achieving the overall vision for the community.
- c. Develop a checklist to review when considering a proposal that is inconsistent with the plan.
- d. Update this plan as needed to reflect any decisions that are consistent with the plan's vision but that may be inconsistent with a particular part of the plan.

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

Tentative Strategies:

- a. Plan for capital improvements that contribute to the sense of community, such as enhanced gateway monuments and corridor banners.
- b. Define the appropriate public and private aesthetics (e.g., landscaping, signage, lighting, building site design) for highway, downtown, suburban, and rural corridors.
- c. Evaluate opportunities for outdoor gathering places in Downtown and other destinations.
- d. Consider increasing the number of community events and festivals, such as establishing a Wylie Heritage Days event or resuming the Wylie Farmers Market.
- e. Plan for a start-up business incubator or innovation center to support local entrepreneurship and hybrid workplaces.

Goal LU6. Protect and conserve environmentally sensitive areas.

Tentative Strategies:

- a. Review the existing hazard mitigation policy to ensure that the City is adequately prepared for potential disasters.
- b. Review floodplain development policies and overall conservation practices.
- c. Preserve green space through City purchase of land in strategic locations (i.e., floodprone areas or entryways into the City).
- d. Review the existing tree preservation, protection, and replacement policies.



Draft Strategies Review and Refinement

ROUND #2 - TRANSPORTATION

Round #2 (30 Minute Exercise)

1. Stay with your small group
2. Review and discuss the assigned goal's drafted strategies with your group (10 minutes)
 - Would you modify any of the strategies?
 - Are any additional strategies needed to achieve the goal?
3. Share your findings with the CPAC, and add comments on other presented findings (Each of the three groups takes 5-7 minutes)

Goal T1. Plan for a safe and efficient transportation network.

Tentative Strategies:

- a. Continue to implement the Thoroughfare Map and update as needed over time.
- b. Require cross-access connections between adjacent sites and establish minimum spacing between driveways to encourage shared access drives.
- c. Use tools such as TXDOT's Crash Records Information System to identify intersections with high crash rates that could benefit from safety improvements (i.e., signage, signalization, speed, turn radii, traffic calming elements).
- d. Prioritize street maintenance in capital improvements planning and promote awareness of maintenance efforts.
- e. Encourage bicycle connections along key corridors without reducing lane widths (e.g., sharrows, signed bike routes).

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

Tentative Strategies:

- a. Consider requiring sidewalks wider than the current 5' minimum or wider multi-purpose trails in neighborhoods.
- b. Expand the existing "hike and bike" network by connecting existing trails and key destinations, supported by coordination with Collin County, surrounding cities, and NCTCOG.
- c. Plan for pedestrian and bicycle signalized crossings to ensure safe crossings of trails at roadways.
- d. Widen existing sidewalks in developed areas, prioritizing areas around lake, schools, and other key destinations.
- e. Proactively improve access and ADA-compliance throughout the City.

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

Tentative Strategies:

- a. Coordinate with the local school district on transportation system implications of proposed school facility expansion/needs.
- b. Maintain coordination and communications with state, regional, and local entities (i.e., TXDOT, NCTCOG, Collin County, and neighboring cities) through quarterly or biannual meetings.
- c. Continue to evaluate potential state resources for transportation network improvements.



Future Land Use Map

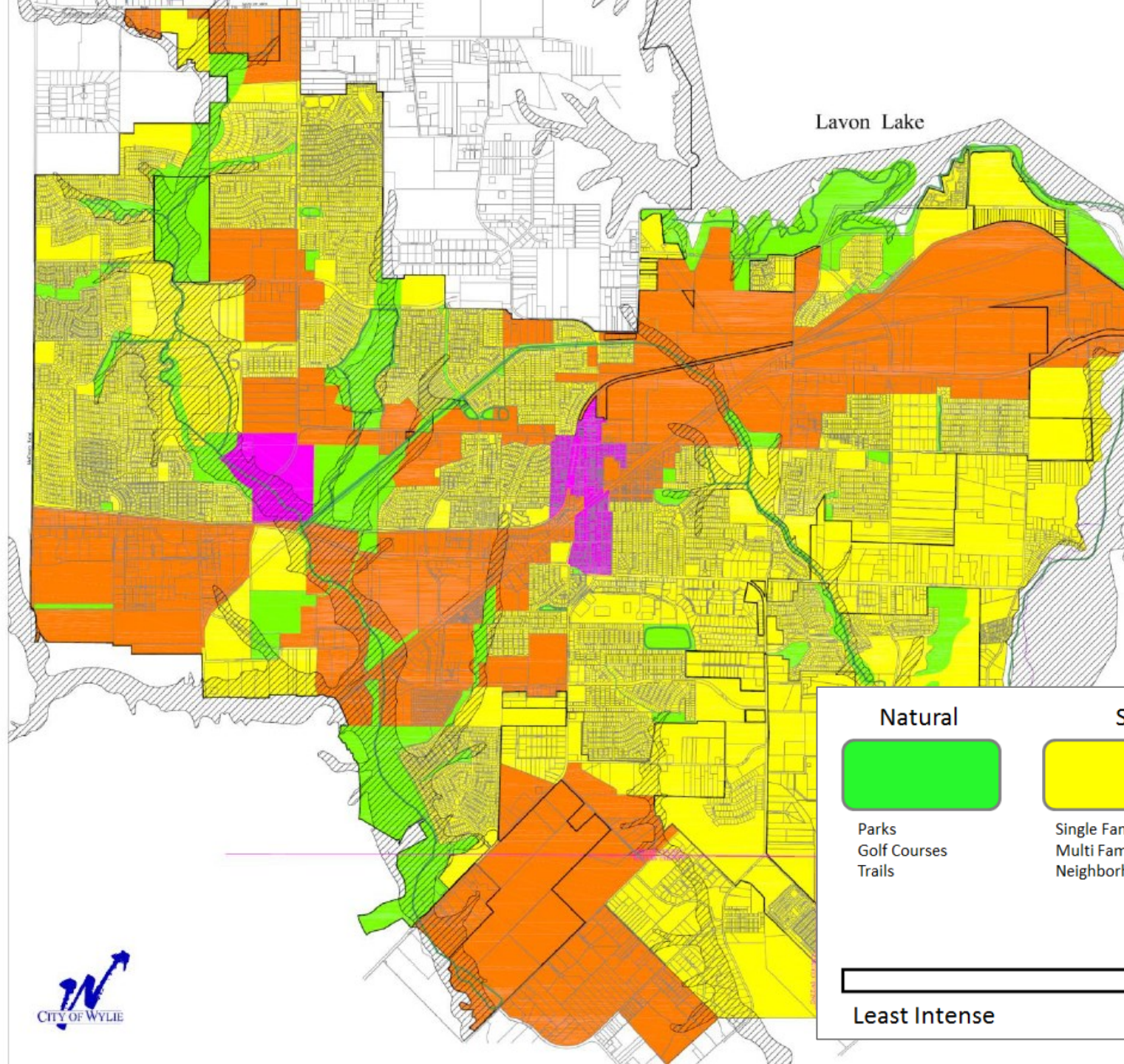
Future Land Use Map

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





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

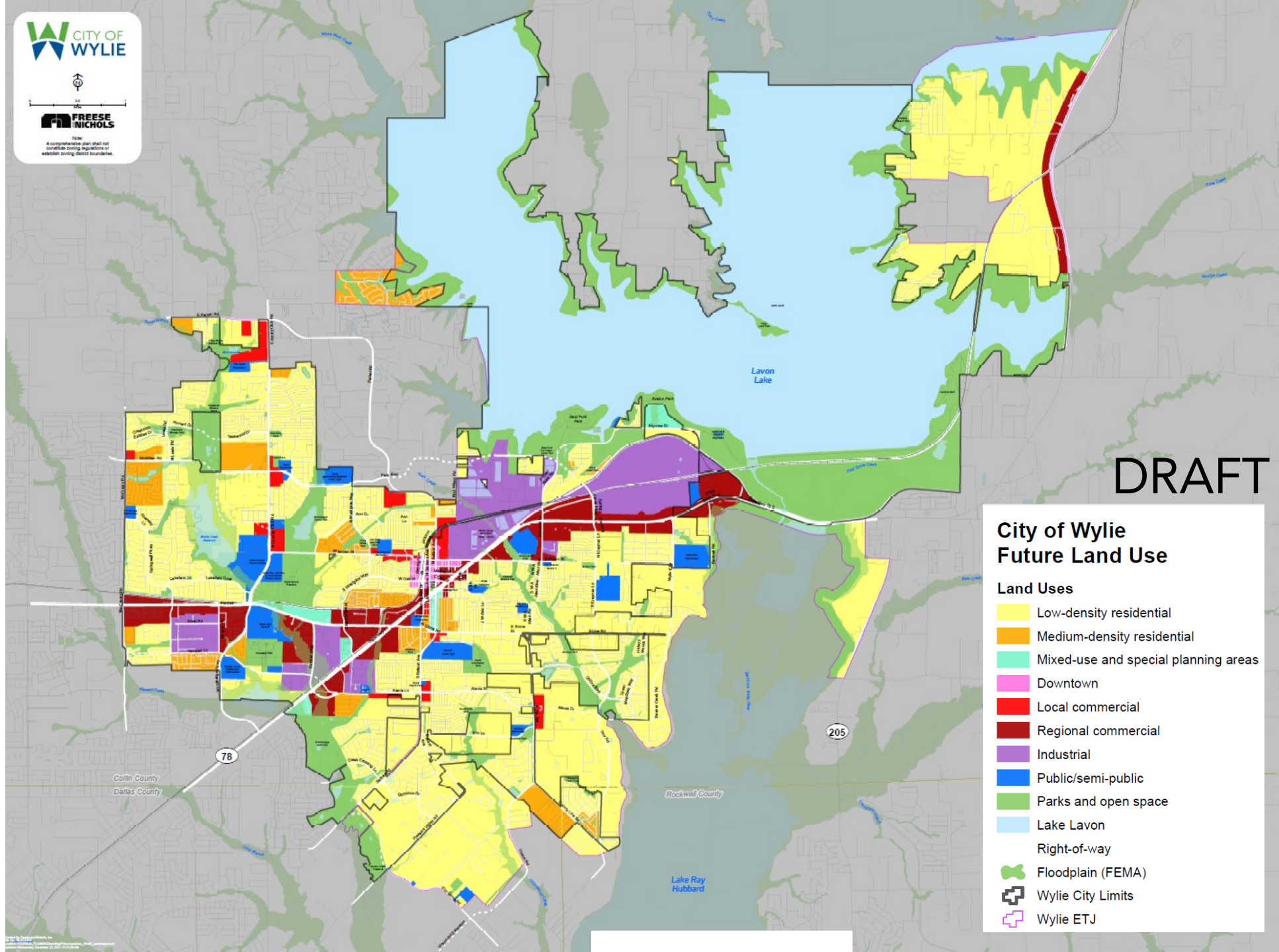
Urban Core



SF Residential
MF Residential
NS
CC

Least Intense

Most Intense

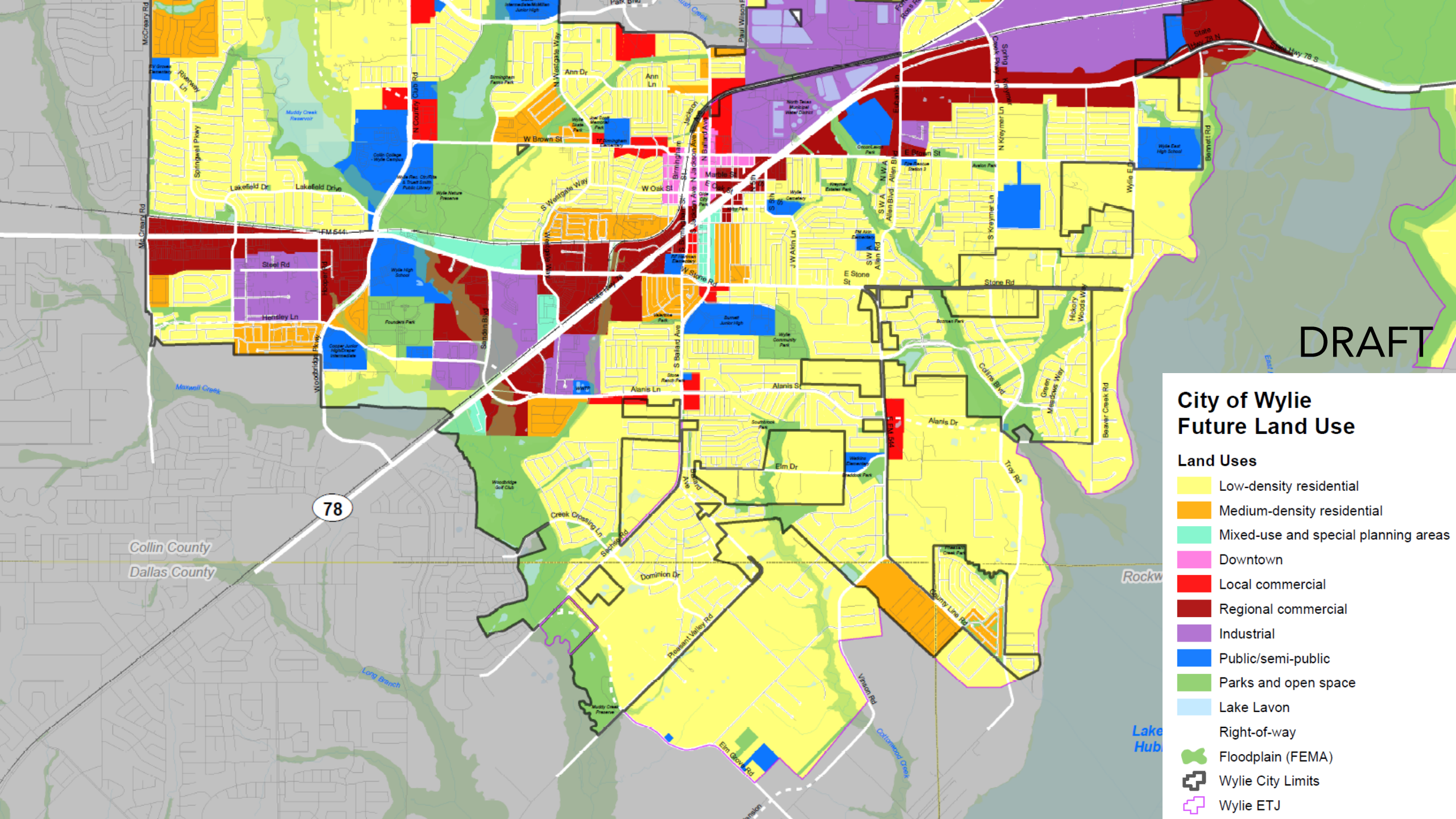


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City of Wylie Future Land Use

Land Uses

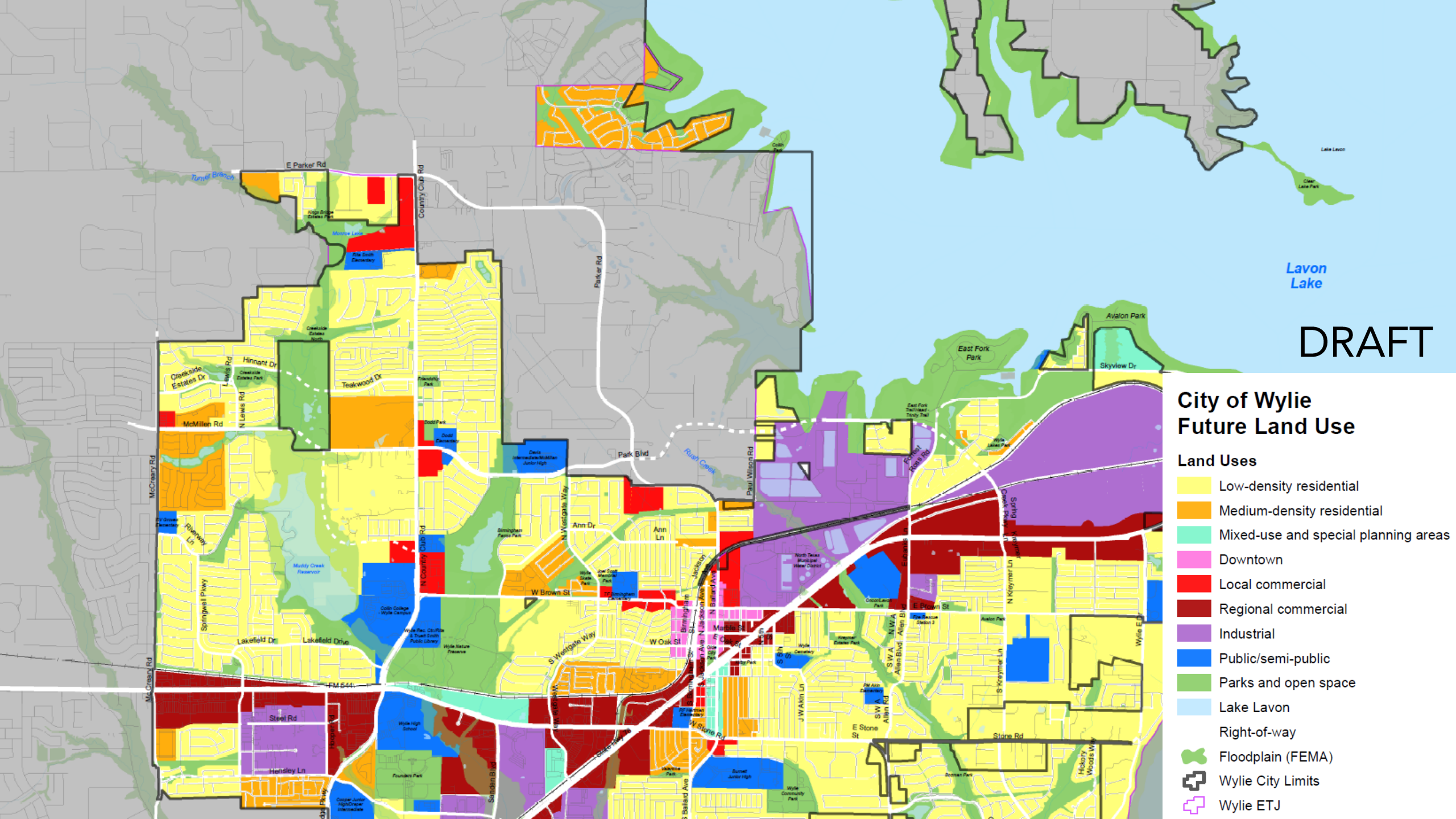
- Low-density residential
- Medium-density residential
- Mixed-use and special planning areas
- Downtown
- Local commercial
- Regional commercial
- Industrial
- Public/semi-public
- Parks and open space
- Lake Lavon
- Right-of-way
- Floodplain (FEMA)
- Wylie City Limits
- Wylie ETJ

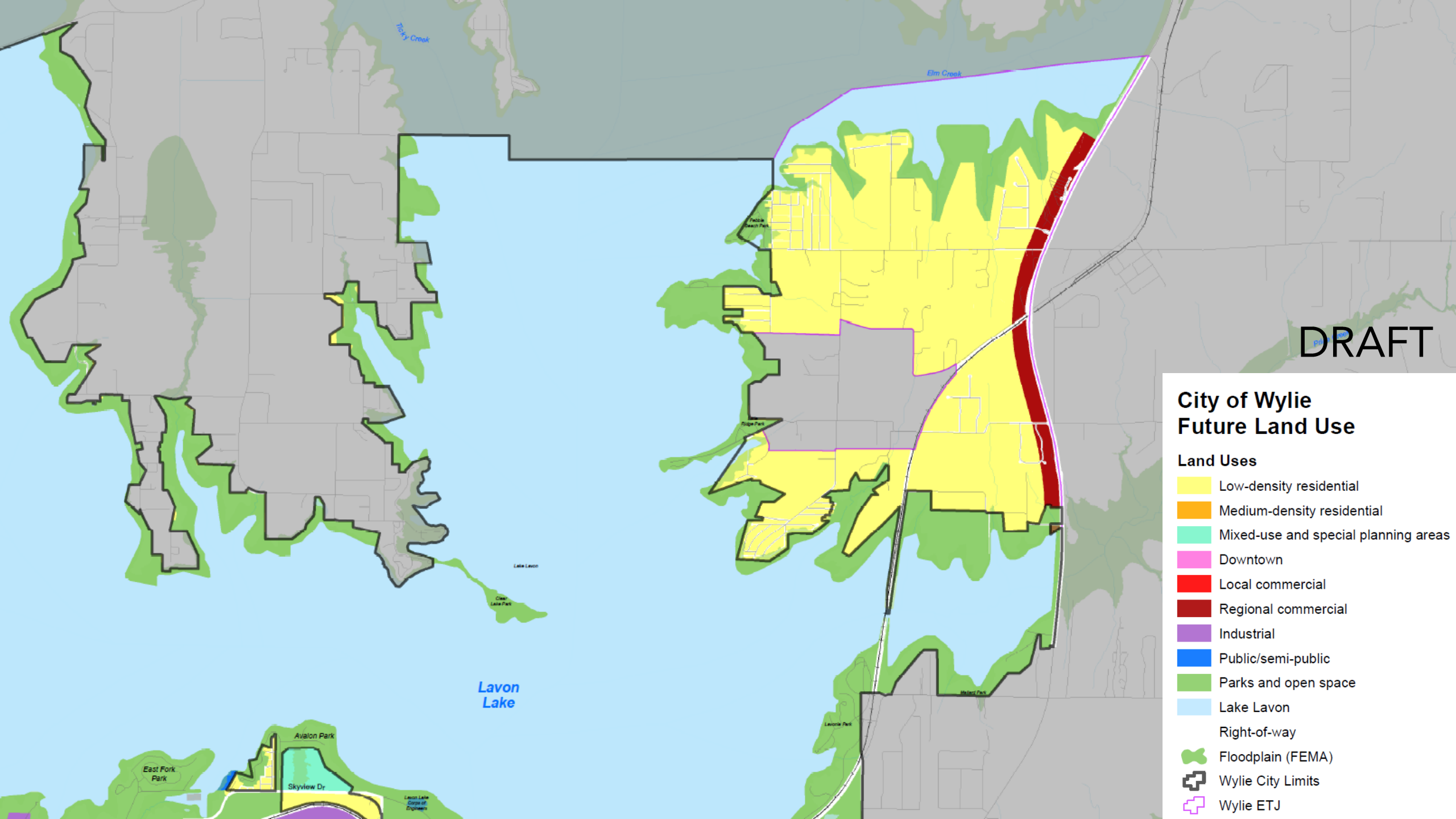


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City of Wylie
Future Land Use

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City of Wylie Future Land Use

Land Uses

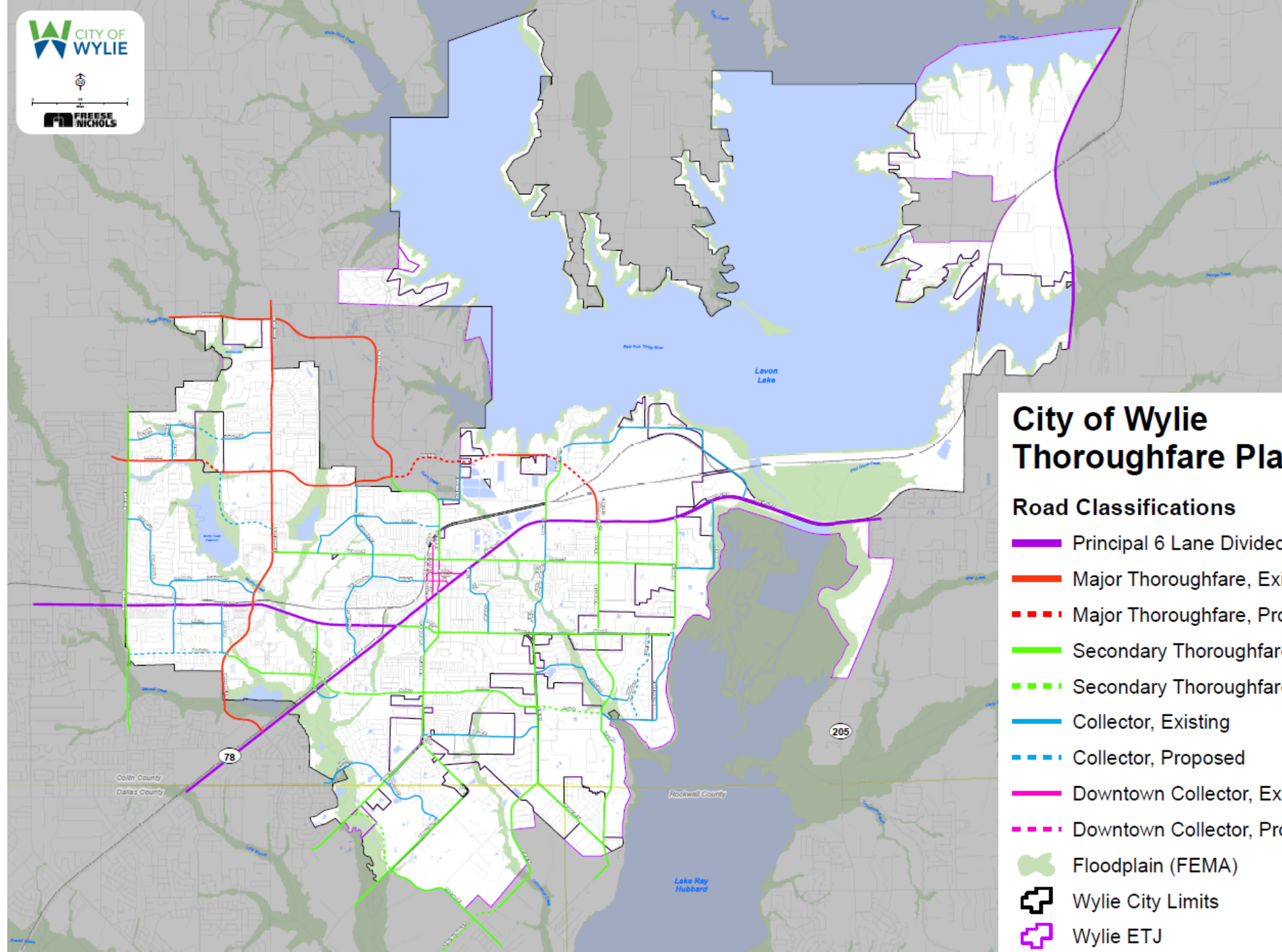
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Round #3 (35 Minute Exercise)

1. Stay with your small group
2. Review and discuss the FLU Map with your group (20 minutes)
 - Would you modify any of the land use designations?
 - Do the land uses reflect the plan's goals?
 - Does the map include the right land use categories?
3. Share your findings with the CPAC (each of the three groups takes about 5 minutes)



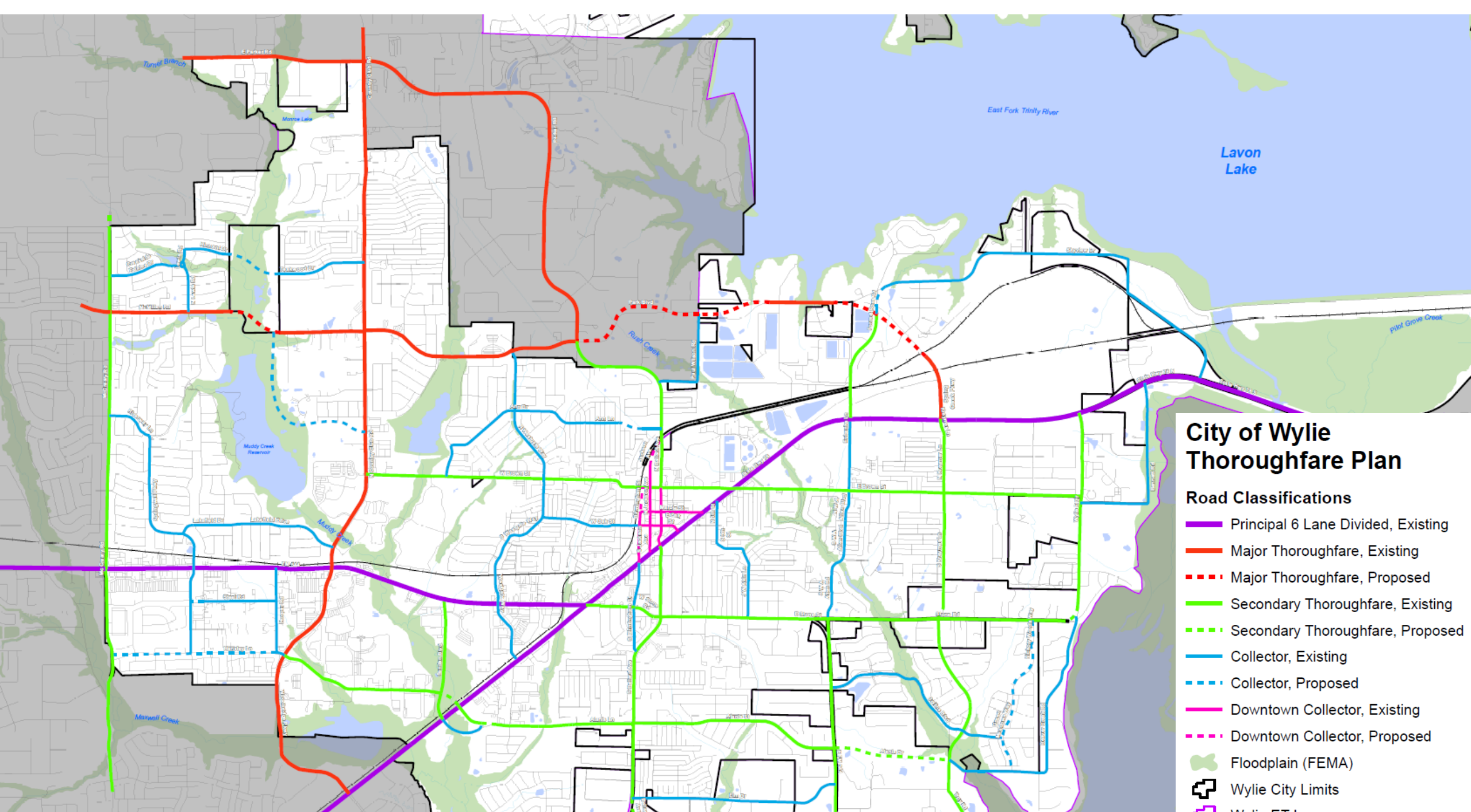
Thoroughfare Map

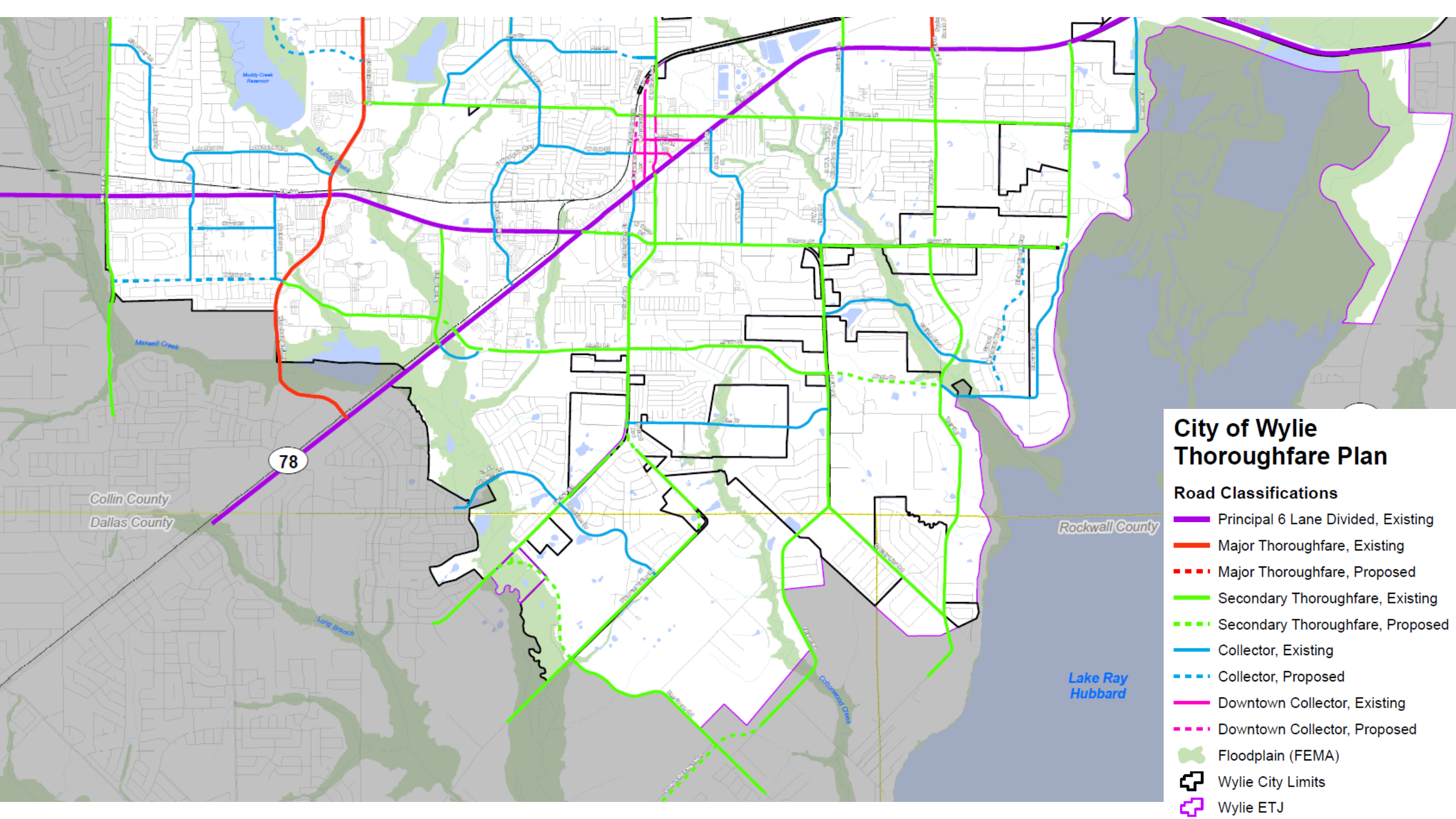


City of Wylie Thoroughfare Plan

Road Classifications

- Principal 6 Lane Divided, Existing
- Major Thoroughfare, Existing
- Major Thoroughfare, Proposed
- Secondary Thoroughfare, Existing
- Secondary Thoroughfare, Proposed
- Collector, Existing
- Collector, Proposed
- Downtown Collector, Existing
- Downtown Collector, Proposed
- Floodplain (FEMA)
- Wylie City Limits
- Wylie ETJ





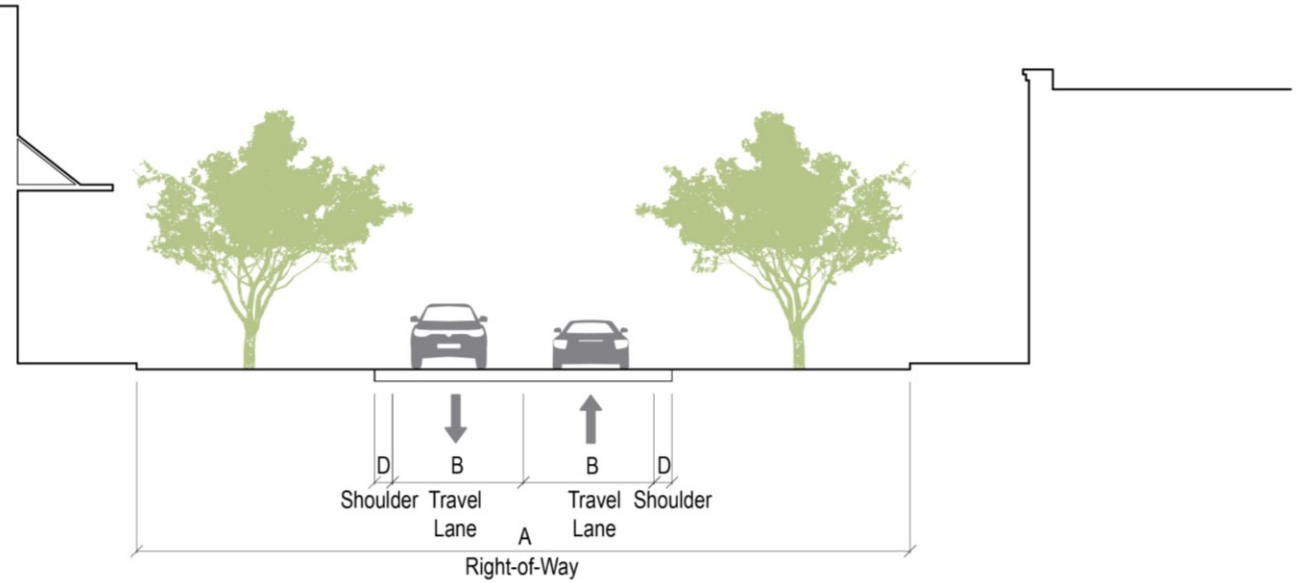
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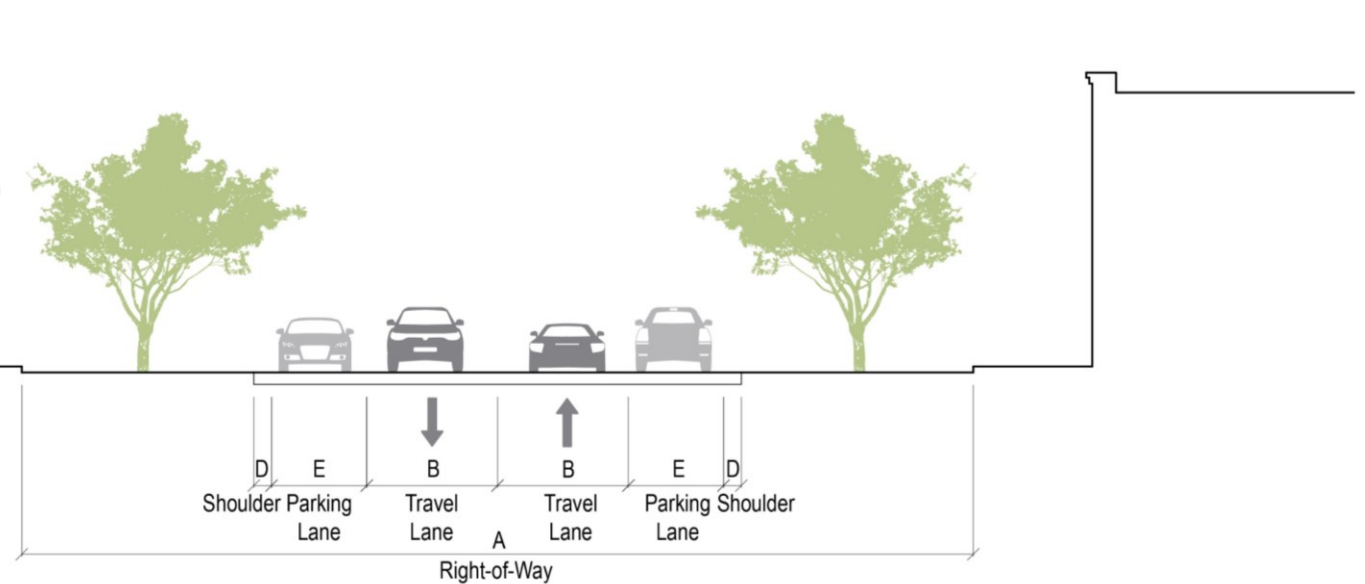
Ex: Westgate Way

COLLECTOR



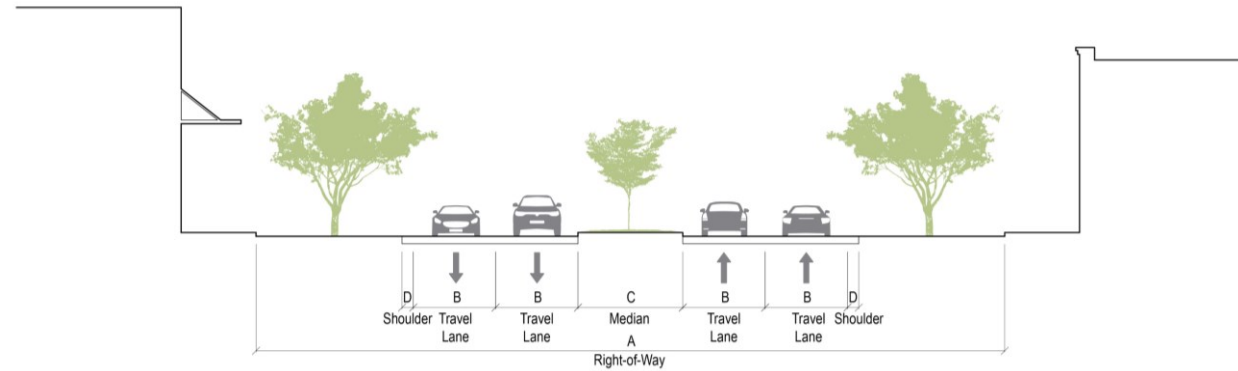
Ex: Ballard Ave.

DOWNTOWN COLLECTOR



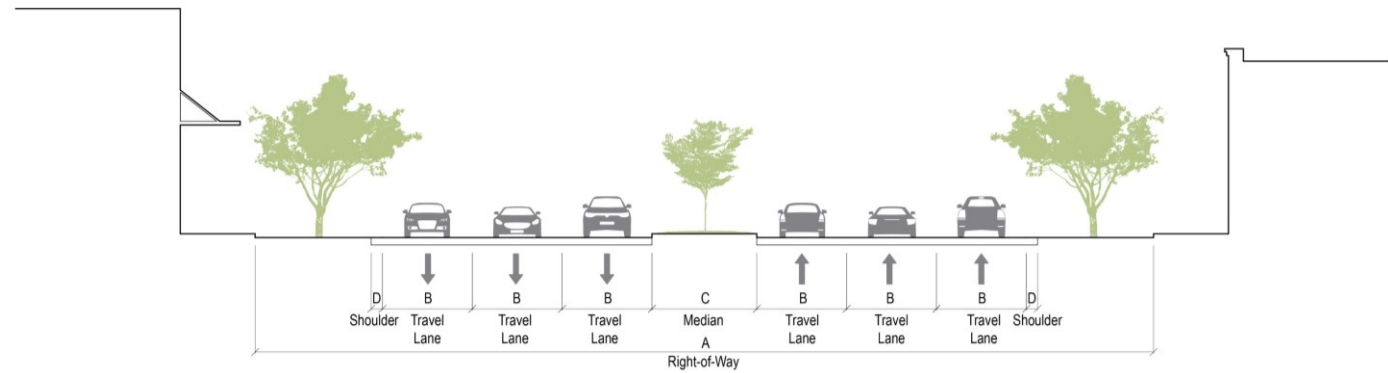
Ex: Brown Street

SECONDARY THOROUGHFARE



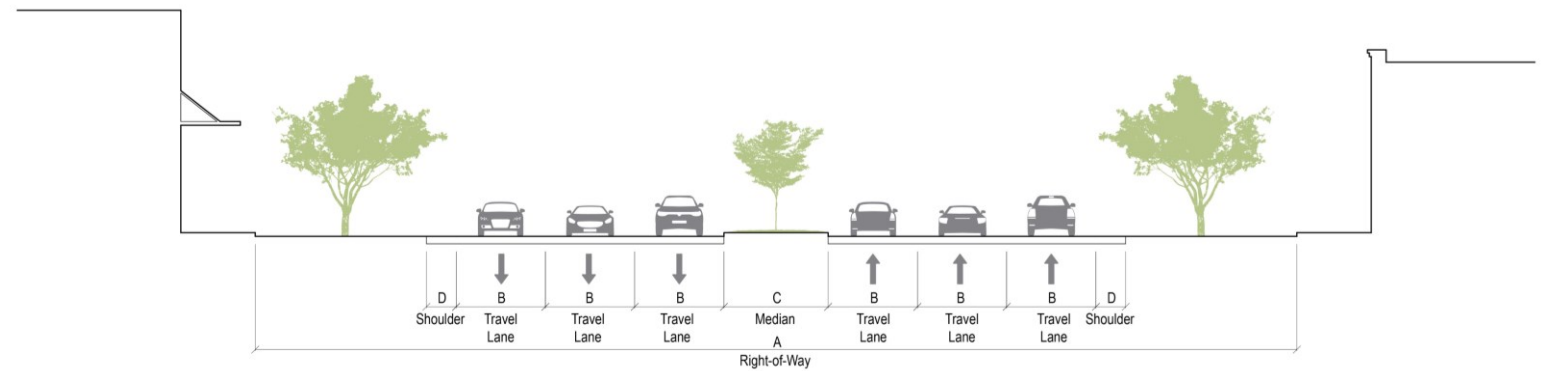
Ex: Country Club Road

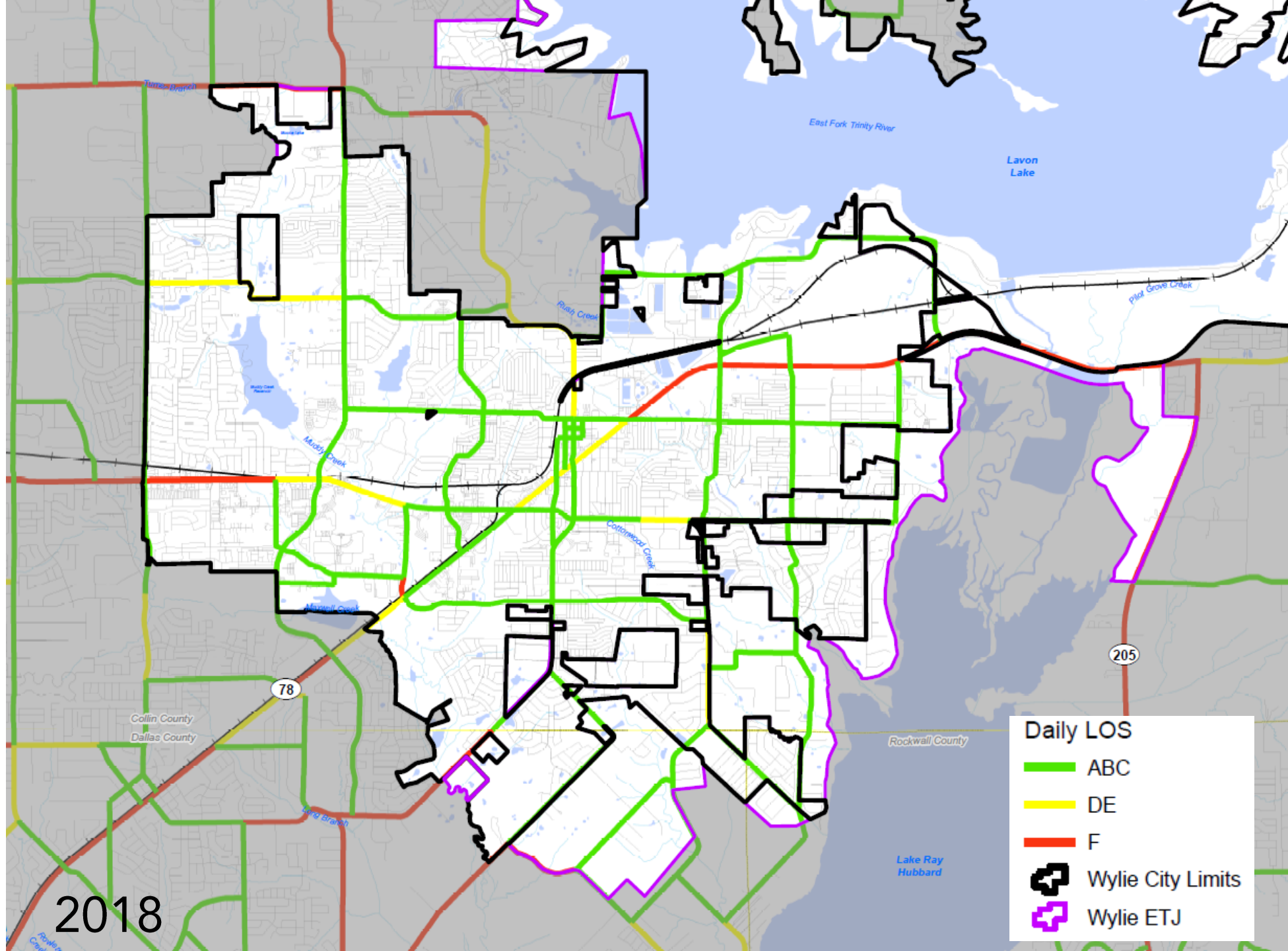
MAJOR THOROUGHFARE



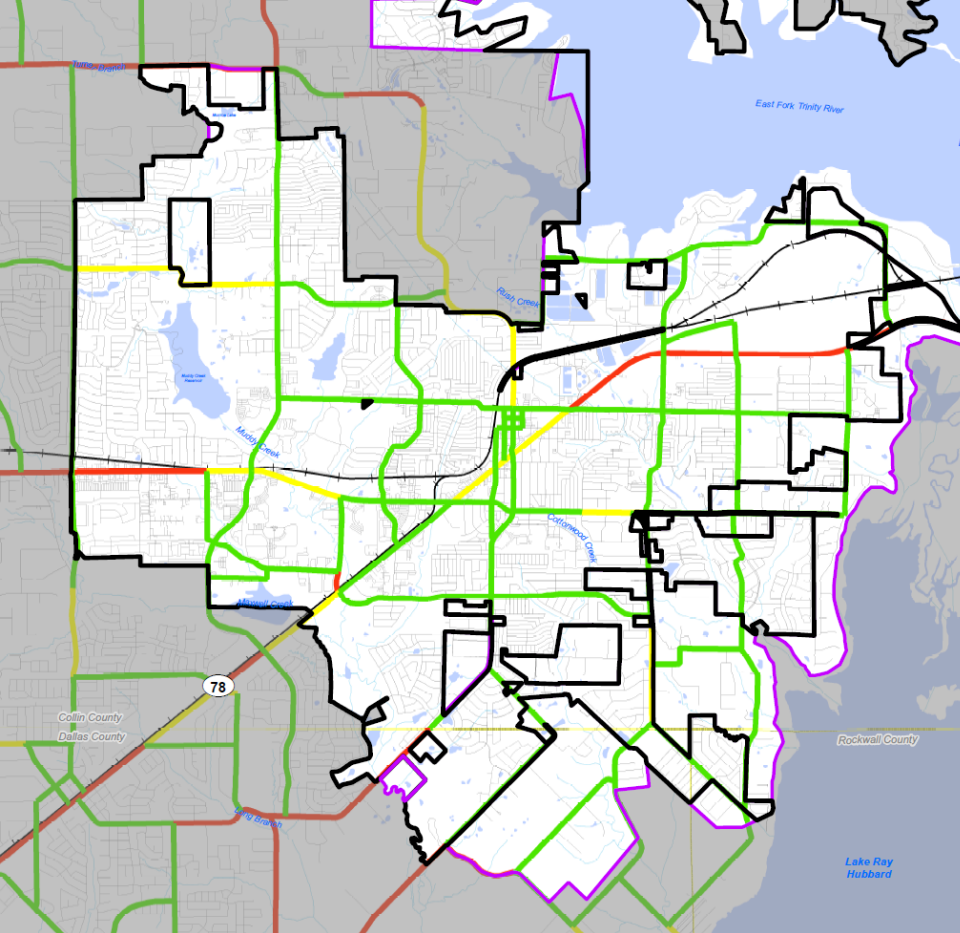
Ex: SH 78

PRINCIPAL THOROUGHFARE



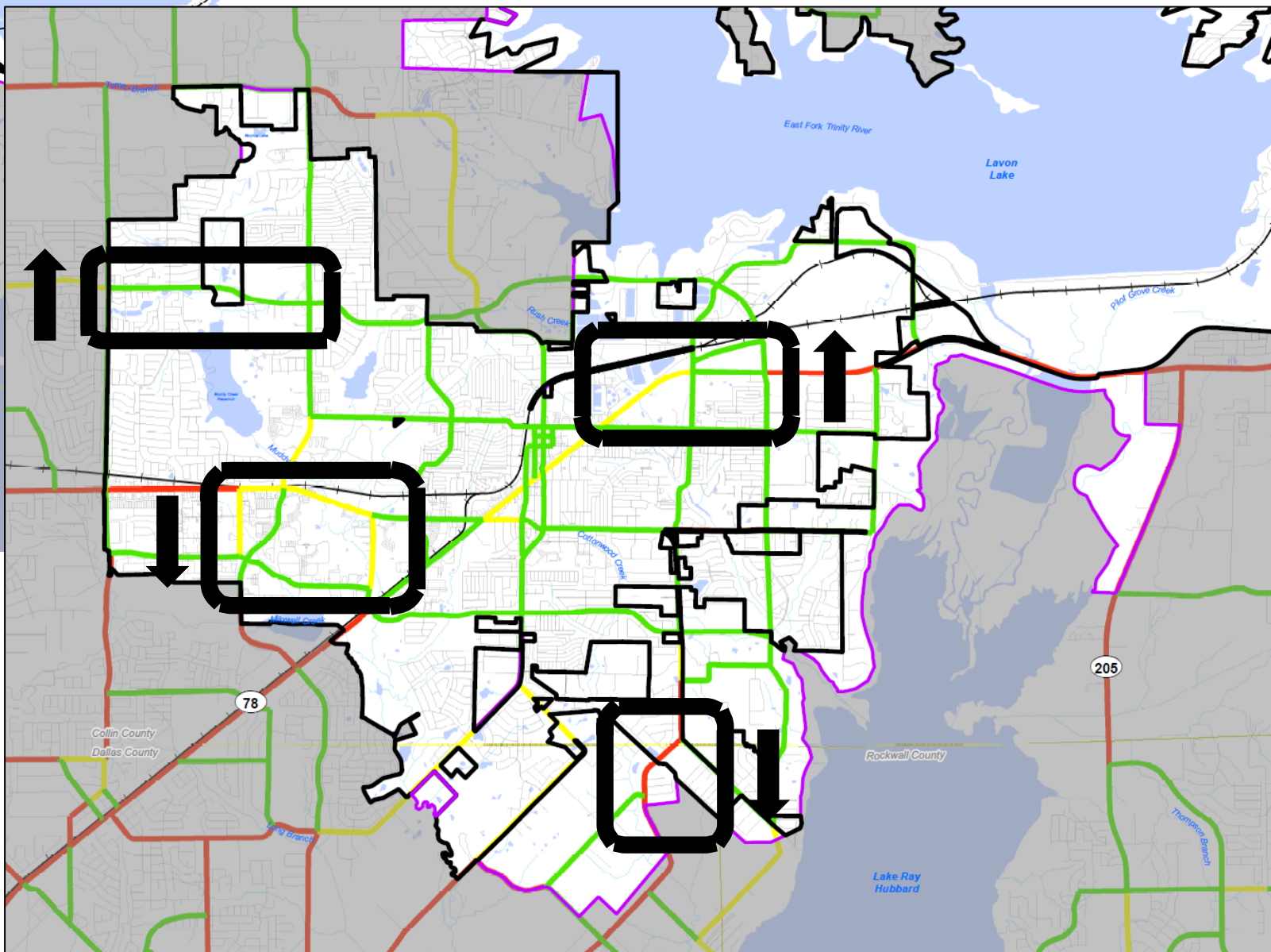


2028



2018

- Daily LOS
- ABC
 - DE
 - F
 - Wylie City Limits
 - Wylie ETJ



Round #4 (15 Minute Exercise)

1. Stay with your small group
2. Review and discuss the Thoroughfare Map with your group (5 minutes)
 - Would you change any of the planned connections?
 - Would you add any new connections?
3. Share your findings with the CPAC (each of the three groups takes 3-5 minutes)





Next Steps

Next Steps

1. FNI to expand on the draft strategies
2. CPAC to complete the online survey (Feb 3-17)
3. CPAC to review the survey results before the next meeting
4. March 3: Next CPAC meeting to discuss survey results and revise the strategies before presenting at the March 31 Open House #2

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Questions or Comments?



Thank You!

City of Wylie Existing Land Use

- Final Plats

Single Family

Two-Family (Duplex)

Townhome

Multifamily

Manufactured Home

Civic or Institutional

Parks and Open Space
- Office

Retail

Commercial

Industrial

Utility

Right-of-way

Vacant

Waterbody
- Wylie City Limits

Wylie ETJ

