

ENVISION WYLLIE



2022 Comprehensive Plan

OCTOBER 12, 2021 | JOINT WORKSHOP

Your Team



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Today's Agenda

- Scope and Schedule Reminder
- Review Input To-Date
- Review and Discuss Draft Goals
- Next Steps





Scope and Schedule Reminder

Plan Scope and Outline

Chapter 1

Introduction

Context, Purpose, Input Process Overview

Chapter 2

Community Snapshot

Historic Trends, Population Growth,
Demographic Profile

Chapter 3

Housing and Neighborhoods

Housing Quality, Affordability,
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, Bike and Ped
Infrastructure

Chapter 6

Implementation

Implementation Matrix,
Metrics


Schedule

Date	Meeting/Event
Monday, August 19, 2021	CPAC Kickoff
Monday, September 13, 2021	Community Open House #1 (Virtual Option – Sept. 3 rd through Sept. 19 th)
 Tuesday, October 12, 2021	Joint Workshop: Input Review and Goals
Thursday, November 11, 2021	CPAC: Housing, Special Planning Areas, Land Use Categories
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Input To-Date

CPAC Kickoff Meeting



Strengths

Characteristics of the City that give it an advantage over others.

Weaknesses

Characteristics of the City that place it at a disadvantage relative to others.

Opportunities

Elements in the environment that the City could exploit to its advantage.

Threats

Elements in the environment that pose an issue for the City.

What are Wylie's current STRENGTHS?

- The school district
- Small community
- Pace of life is slower
- Having a downtown
- Space
- Diverse community
- Wylie Way – Good to your neighbor
- Access to major employers and amenities in DFW
- Family town
- Feeling safe/low crime rate
- EMS
- Youth opportunities/ Family-oriented activities
- Collin College
- Vacant land
- Business opportunities for small/family businesses
- Great reputation
- Small town feel – hailstorm
- Community spirit
- Community gatherings and events

What are Wylie's current WEAKNESSES?

- Affordable office space
- Downtown is hard to get in/out of
- Parking is an issue downtown
- Lack of sit-down dining opportunities
- Higher taxes relative to neighboring communities
- Lack of commercial manufacturing uses
- Infrastructure in the eastern part of the community
- Can't annex additional property
- No opportunity for aging population to downsize
- No entry-level housing opportunities for first-time homebuyers
- Railroad worsens traffic
- Don't have an elevated highway in town
- Traffic generated from neighboring communities
- Lake blocks traffic
- Lake is underutilized
- Lack of housing for single individuals and the retirement community
- Land prices
- Access to 190

What are Wylie's future OPPORTUNITIES?

- Maximize revenue from outside growth
- Undeveloped land in major corridors
- Increase daytime traffic for restaurants and other businesses
- More remote working due to COVID
- Taxable value of automation uses
- More disposable income for soon-to-be empty nesters
- Downtown revitalization
- Lake Lavon

What are Wylie's future THREATS?

- Building without thinking/planning
- Lack of business diversification
- Existing roads/infrastructure
- Water and power grid – utilities
- Decreasing quality of school system
- Lack of quality housing
- Overdevelopment
- Future transportation issues/needs

In-Person Open House

Monday, September 13 at 6:00pm-8:00pm at the Library

Approximately 50 citizens in attendance

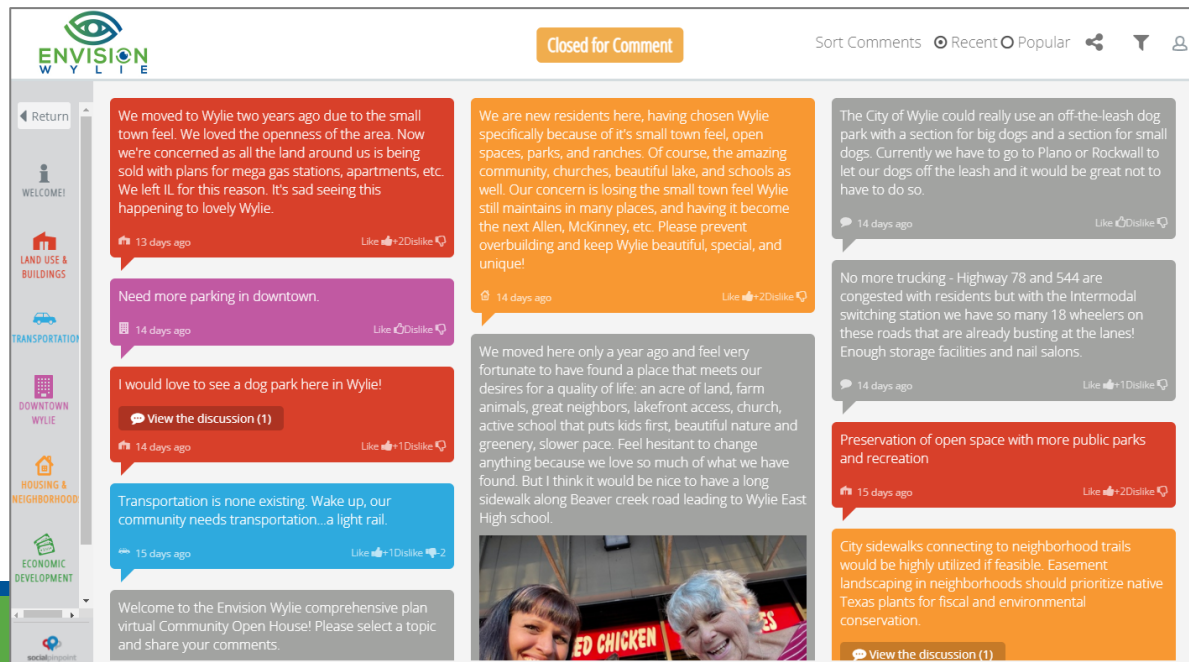


Online Open House

Friday, September 3 - Sunday, September 19 (17 days)

Designed to replicate the in-person event

32 unique participants



What is your favorite thing about Wylie?

What's missing in Wylie today?

What is your vision for Wylie? Where do you see Wylie in 10 to 20 years?

What is your FAVORITE thing about Wylie?

Small-town feel

Downtown (historic charm, events, and walkability)

People and community

Schools

Safe and peaceful

Nearby amenities and proximity to larger cities

Land Use & Design

Conserve the country feel

Entertainment, dining, shopping,
and nightlife

Higher design standards

Green infrastructure

Tree preservation

Office park for businesses and
technology

Lakefront development and
recreation

Dog park

Pools and splash pad

Live entertainment area and stage

Native landscaping

Expand and enhance Downtown

Housing & Neighborhoods

Diverse array of housing

Options for seniors

Affordable and small-lot single-family homes

Limited multi-family apartments

More code enforcement

More green spaces in neighborhoods

Transportation

Bike and pedestrian connectivity – especially around schools and existing trails

Congestion and traffic signalization issues

Road diets

Public transportation options

Downtown parking



Review and Discuss Draft Goals

Plan Goals and Strategies

17 proposed goals organized by the plan's three recommendation chapters:

- Land Use & Design (7)
- Housing & Neighborhoods (5)
- Transportation (5)

Today: Review and refine with CPAC, P&Z, and City Council

Upcoming: Share with the public for feedback via an online survey

Upcoming: Develop strategies for each goal (currently outlined as bullet points)

Today's Objectives:

- 1) Tentative approval of the 17 draft goals
- 2) Initial feedback on proposed strategies

Land Use & Design Goals

Goal LU-1. Use the FLU map and strategies contained within this comprehensive plan when making development decisions.

Tentative Strategies:

- Develop a policy for approving plans or rezonings that are inconsistent with specific parts of the plan, but meet overall vision for the community.

Goal LU-2. Promote Wylie's sense of community identity and small-town charm.

Tentative Strategies:

- Placemaking
- Native plants
- Gathering places
- Art projects as part of development (e.g., murals)

Goal LU-3. Strengthen Downtown Wylie as a vibrant and welcoming destination.

Tentative Strategies:

- Parking wayfinding – downtown plan rec
- Shared parking for events – downtown plan rec
- Mid-block crosswalk and bulb-outs – downtown plan rec
- Lighting – downtown plan rec
- Review setbacks and design standards – downtown plan rec
- Green space/gathering place – downtown plan rec
- Activities and festivals, stage like Plano
- Wider sidewalks?
- More trees
- More restaurants, shops, nightlife
- Food trucks
- Outdoor dining
- Food hall or food hall incubator in Downtown to promote new dining and business opportunities

Goal LU-4. Plan for well-designed commercial centers and corridors.

Tentative Strategies:

- Bulk requirements
- Limit parking/encourage alternative parking types
- Limit fast food/drive thrus and add requirements for these uses
- LID and architectural standards

Goal LU-5. Leverage the lakefront as a unique and desirable destination.

Tentative Strategies:

- Coordination with US Army Corp
- Waterfront shops and restaurants – floating/on water? (Galveston's Pleasure Pier [family-friendly] or Rockwall type development, but maybe smaller, possible expansion if demand warrants)
- Parks and trails

Goal LU-6. Support economic development efforts to ensure that Wylie is an economically resilient community.

Tentative Strategies:

- Higher end retail
- Desire for lower property taxes
- Local jobs
- Activities/things to do for Wylie residents
- Tools like TIRZs

Goal LU-7. Protect and conserve environmentally sensitive areas.

Tentative Strategies:

- Review the existing hazard mitigation policy
- Review floodplain development policies and overall conservation practices

Housing & Neighborhood Goals

Goal H-1. Preserve Wylie's existing neighborhoods that are currently thriving.

Tentative Strategies:

- Code enforcement
- Neighborhood and community revitalization programs

Goal H-2. Encourage compatible infill and redevelopment in aging neighborhoods.

Tentative Strategies:

- Average bulk requirements
- Building scale
- Land banking
- Demo fund
- Senior living

Goal H-3. Ensure that Wylie's housing stock includes affordable housing options.

Tentative Strategies:

- Grants
- Adaptive reuse
- Incentives/density bonus w green space & parks

Goal H-4. Allow a variety of housing types and choices.

Tentative Strategies:

- Missing middle – review zoning
- Identify appropriate infill locations for different housing types
- Expand housing choices in or near downtown by encouraging living units above shopping/stores
- Select best MF locations where the impact on existing neighborhoods and traffic patterns are least affected

Goal H-5. Incorporate amenities and design features in future developments to ensure quality neighborhoods.

Tentative Strategies:

- Open spaces with shade areas (e.g., pavilions for families or gatherings in parks)
- Review park dedication and amenities (dog parks)
- No cars hanging over sidewalks
- Connectivity
- Street trees
- Pocket neighborhoods/bungalow courts
- Median landscaping and HOA partnership and/or education and landscaping HOA areas; City can serve as a clearing house or coordination center for community volunteers
- Focus on overall density rather than lot size



Transportation Goals

Goal T-1. Plan for a safe and efficient transportation network.

Tentative Strategies:

- Implement Thoroughfare Plan map, update as needed
- Cross-access, curb cuts
- Review CRIS crash data for safety improvements
- Traffic Impact Analyses?
- Street maintenance
- Road diet in areas with over capacity or underutilization, potential narrowed lanes

Goal T-2. Expand mobility and access for all Wylie residents.

Tentative Strategies:

- Evaluate innovative transit alternatives
- ADA – downtown plan rec

Goal T-3. Promote pedestrian and bicycle connectivity throughout the community.

Tentative Strategies:

- Require wider sidewalks in new development (if not already required)
- Retrofit sidewalks in existing areas, prioritize areas around lake, schools, key destinations
- Connect existing trails – coordinate w/Collin County, surrounding cities, and NCTCOG
- Safe bike lanes/trails – coordinate w/Collin County, surrounding cities, and NCTCOG

Goal T-4. Ensure continued regional communications for coordinated and efficient use of resources.

Tentative Strategies:

- Schools
- TXDOT
- NCTCOG
- Collin County
- Neighboring cities
- Other state resources (e.g., TDCHA)

Goal T-5. Ensure that Wylie's transportation and mobility systems utilize nationwide best and innovative practices.

Tentative Strategies:

- Review parking minimums
- Autonomous vehicles
- Electric vehicles
- Rideshares
- Bike rentals



Next Steps

Next Steps

1. Make any final revisions to the draft goals
2. Prepare a community survey for feedback on the goals
3. Draft Housing & Neighborhoods strategies and Land Use categories for discussion at next CPAC meeting

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Questions or Comments?



Thank You!
