



Comprehensive Plan Advisory Committee

Minutes

Regular Meeting

August 19, 2021 – 6:00 p.m.

Smith Public Library - Multi-purpose Room

300 Country Club Road, Bldg. 300

Wylie, TX 75098

CALL TO ORDER

Announce the presence of a Quorum.

Mr. Haskins called the meeting to order at 6:01PM and announced a quorum was present.

Committee Members present: Todd Pickens, Jack Loraine, Eugene Hauptmann, Joe Chandler, Ken Kocon, Jared Larew, James Byrne, Kim Mullis, Matt Atkins, Jon Bailey, Jason Greiner, Sandra Stone, and Jeremy Meier.

Staff present: Jasen Haskins, Planning Manager, and Kevin Molina, Senior Planner.

Consultant Team from Freese and Nichols present: Daniel Harrison, Project Manager, and Colton Wayman, Project Planner.

NOMINATE CHAIR AND VICE CHAIR

A motion was made by Committee Member Hauptmann, and seconded by Committee Member Larew, to nominate Committee Member Stone as Chair. A vote was taken and carried unanimously.

A motion was made by Committee Member Larew, and seconded by Chair Stone, to nominate Committee Member Hauptman for Vice Chair.. A vote was taken and carried unanimously.

CITIZENS COMMENTS ON NON-AGENDA ITEMS

Residents may address Committee Members regarding an item that is not listed on the Agenda. Residents must fill out a non-agenda form prior to the meeting in order to speak. Committee Members request that comments be limited to three (3) minutes. In addition, Committee Members not allowed to converse, deliberate or take action on any matter presented during citizen participation

No one was present to approach the Committee.

WORK SESSION

- A. Purpose and Process for Committee
- B. Comprehensive Plan Presentation
- C. SWOT exercise
- D. Comprehensive Plan Title
- E. Date and Time of future Committee Meetings

Staff Presentation

The Consultant Team gave a presentation on the roles and responsibilities of the Committee Members, encouraged the Committee Members to spread the word of the meetings and to receive input on recommendations for revisions to the comprehensive plan. To make a quorum to hold the meeting, seven Committee Members would need to be present.

The Consultant team gave the Committee Members a Strength, Weakness, Opportunity, Threat (SWOT) exercise. The results were as following:

Strengths:

- The school district
- small community
- diverse community,
- Pace of life is slower
- Having a downtown
- Space
- 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 - hail storm
- Community spirit
- Community gatherings and events

Weakness:

- Affordable office space
- Downtown is hard to get in/out of
- Parking is 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

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

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

The Consultant team also requested the Committee Members to determine the title of the Comprehensive Plan. It was determined that the Plan title will be "Envision Wylie."

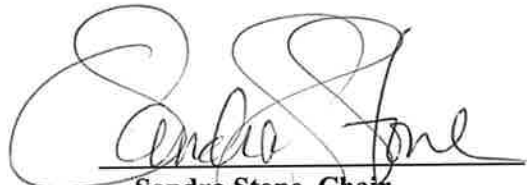
The Consultant Team stated that an Open House meeting will be September 13, 2021 and the location will be in the Library.

RECONVENE INTO REGULAR SESSION

Chair Stone reconvened the meeting into Regular Session

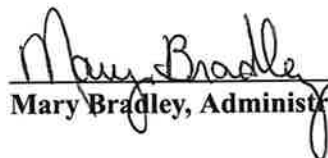
ADJOURNMENT

A motion was made by Chair Stone, and seconded by Committee Member Mullis, to adjourn the meeting at 7:40 PM. A vote was taken and carried unanimously.



Sandra Stone, Chair

ATTEST:



Mary Bradley, Administrative Assistant II