

# Wylie Comprehensive Plan Advisory Committee

August 19, 2021 - 6:00 PM

Smith Public Library Multi-Purpose Room - 300 Country Club Road, Building #300  
Wylie, Texas 75098



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## CALL TO ORDER

### COMMENTS ON NON-AGENDA ITEMS

*Any member of the public may address the Committee regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. The Committee requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, the Committee is not allowed to converse, deliberate or take action on any matter presented during citizen participation.*

### DISCUSSION ITEMS

- 1. Introduction of Staff and Committee Members**
- 2. Purpose and Process for Committee**
- 3. Election of Chair and Vice Chair**
- 4. Comp Plan Presentation**
- 5. SWOT exercise**
- 6. Comp Plan Title**
- 7. Date and Time of future Committee Meetings**

## ADJOURNMENT

### CERTIFICATION

I certify that this Notice of Meeting was posted on August 16, 2021 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

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Stephanie Storm, City Secretary

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Date Notice Removed

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972-516-6020.

If during the course of the meeting covered by this notice, the Committee should determine that a closed or executive meeting or session of the Committee or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the Committee at the date, hour and place given in this notice as the Committee may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes: Texas Government Code Section: § 551.071 – Private consultation with an attorney for the City.

## Meeting Agenda

- |                                   |            |
|-----------------------------------|------------|
| 1. Introductions                  | 10 minutes |
| 2. Purpose, process, and schedule | 10 minutes |
| 3. Community Snapshot overview    | 15 minutes |
| 4. Detailed SWOT exercise         | 40 minutes |
| 5. Plan title                     | 10 minutes |
| 6. Upcoming meeting dates         | 5 minutes  |

## Tentative Project Schedule

- Today – CPAC Kickoff
- September 13<sup>th</sup> – Community Open House #1
- October 12<sup>th</sup> – CPAC: Input Review and Goals, City Council/P&Z Workshop
- November 11<sup>th</sup> – CPAC: Housing, Special Planning Areas, Land Use Categories
- January 13<sup>th</sup> – CPAC: Future Land Use, Transportation
- February 10<sup>th</sup> – Community Open House #2
- April 14<sup>th</sup> – CPAC: Input Review, Finalize Plan
- May 24<sup>th</sup> – Joint Workshop
- June 28<sup>th</sup> – Joint Public Hearing

## Tell Us About You!

As part of introductions, please tell us a little bit about yourself and what you hope to achieve by serving the residents of Wylie on this committee.



# Wylie Comprehensive Plan

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MEETING #1 | CPAC KICK-OFF

# Today's CPAC Agenda

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- Introductions
- Purpose, Process, and Schedule
- Community Snapshot Overview
- Detailed SWOT Exercise
- Plan Title
- Upcoming Meeting Dates





# Introductions

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# Your Team

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**Daniel Harrison**

Project Manager



**Erica Craycraft**

Assistant Project  
Manager



**Colton Wayman**

Project Planner

# Who are we?



**800+**  
FNI Employees

of  
which

**22**

are Urban Planners and  
Landscape Architects

# We Know Comprehensive Planning

100+ COMPREHENSIVE PLANS for cities with populations between 2,000 and 200,000

*No one in Texas has done more comprehensive plans than we have.*

- Abilene
- Aledo
- Andrews
- Angleton
- Anna
- Argyle
- Arlington
- Athens
- Balch Springs
- Bartonville
- Bastrop
- Beaumont
- Bee Cave
- Bellmead
- Belton
- Big Spring
- Brady
- Brownfield
- Brownwood
- Bryan
- Buda
- Burkburnett
- Burleson
- Canton
- Carrollton
- Cedar Hill
- Cedar Park
- Celina
- Center
- Choctaw, Okla.
- Cockrell Hill
- Coppell
- Copper Canyon
- Copperas Cove
- Corinth
- Crandall
- Dallas
- Decatur
- Denison
- Denton
- DeSoto
- Edmond, Okla.
- El Paso
- Ennis
- Fairfield
- Farmers Branch
- Fate
- Ferris
- Forest Hill
- Forney
- Fort Stockton
- Fort Worth
- Fredericksburg
- Frisco
- Garland
- Glen Rose
- Glenn Heights
- Grand Prairie
- Granite Shoals
- Grapevine
- Greenville
- Heath
- Hewitt
- Highland Park
- Highland Village
- Hillsboro
- Hudson Oaks
- Hutchins
- Irving
- Jacksboro
- Jersey Village
- Kaufman
- Keller
- Killeen
- Lago Vista
- Lake Dallas
- Lakewood Village
- Lampasas
- Lancaster
- Levelland
- Lewisville
- Little Elm
- Live Oak
- Longview
- Lucas
- Lufkin
- Marble Falls
- McKinney
- Melissa
- Midland
- Midlothian
- Midwest City, OK
- Mineral Wells
- Mission
- Mount Pleasant
- Mount Vernon
- Murphy
- New Braunfels
- North Richland Hills
- Odessa
- Ovilla
- Palestine
- Paris
- Pearland
- Port Aransas
- Port Arthur
- Port Lavaca
- Portland
- Prosper
- Red Oak
- Reno
- Richardson
- Richland Hills
- Rowlett
- Salado
- Seabrook
- Seagoville
- Shenandoah
- Stafford
- Sunnyvale
- Taylor
- Terrell
- The Colony
- Tomball
- Trophy Club
- Tyler
- Uvalde
- Waco
- Waxahachie
- Weatherford
- Wolfforth
- Woodway



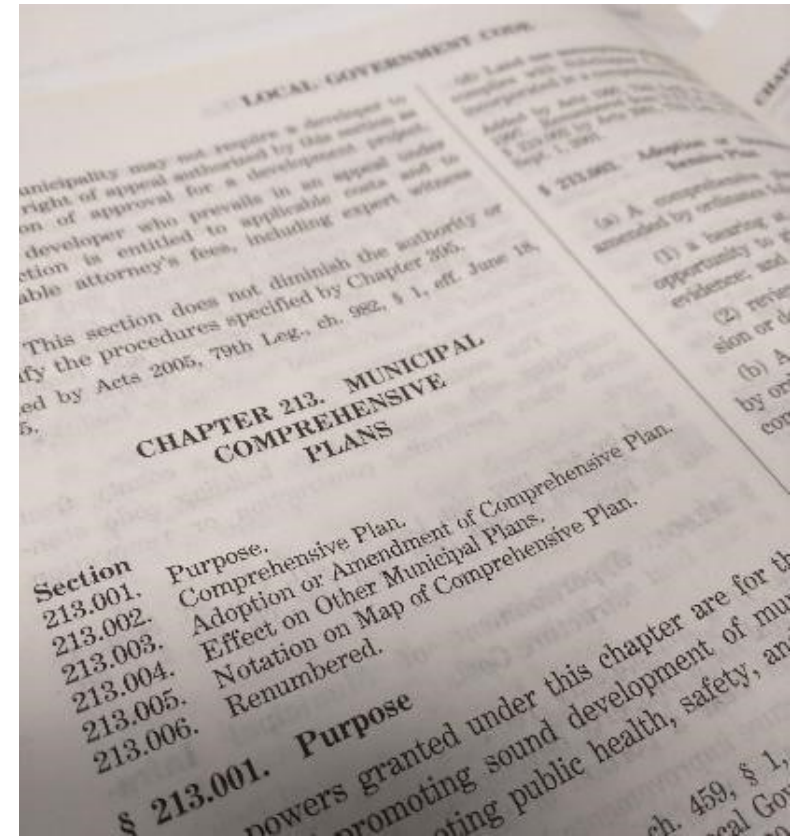


# Planning 101

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# Authority to Plan

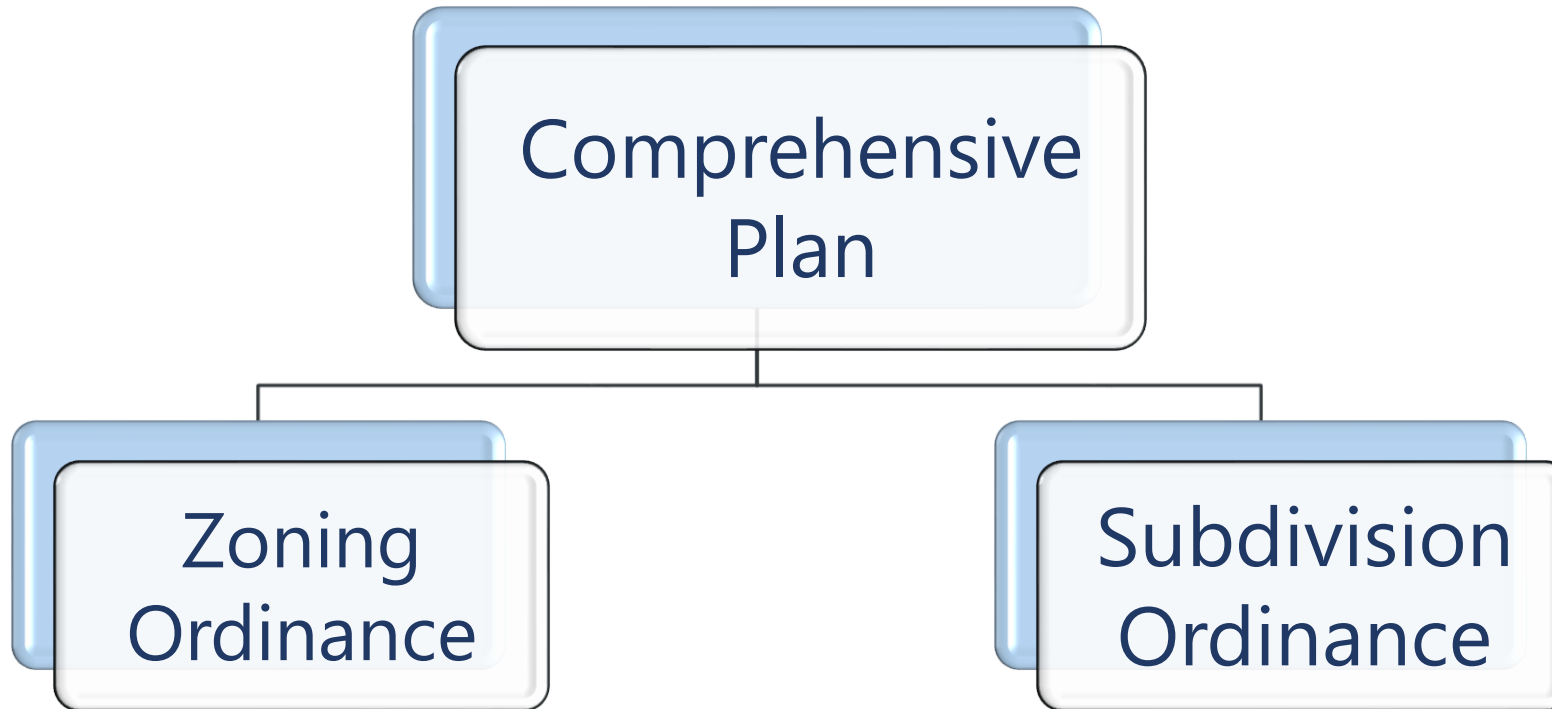
- In Texas the Local Government Code provides the authority to manage land development
  - **Chapter 213 (Comprehensive Plans)**
  - Chapter 211 (Zoning)
  - Chapter 212 (Subdivision)
- Focused on providing for the health, safety, and welfare of citizens



# Planning Overview

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*"If you aim at nothing, you will hit it every time."* – Zig Ziglar



# How is a Comprehensive Plan Used?

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City Council

# How is a Comprehensive Plan Used?

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City Council



Purpose: Make Decisions

# How is a Comprehensive Plan Used?

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City Council

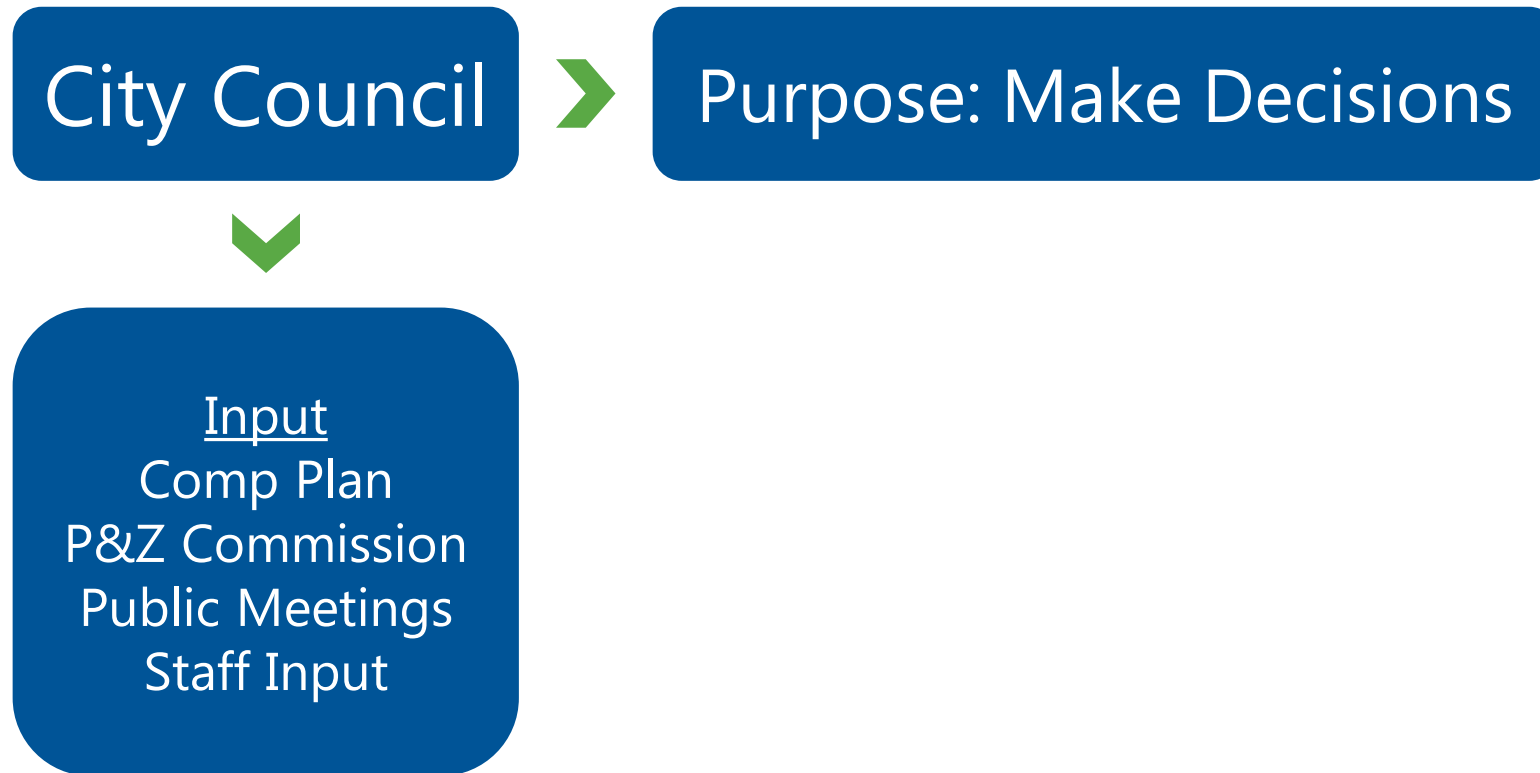


Purpose: Make Decisions

How does the Council form their decisions?

# How is a Comprehensive Plan Used?

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# How is a Comprehensive Plan Used?

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City Council



Purpose: Make Decisions



Input

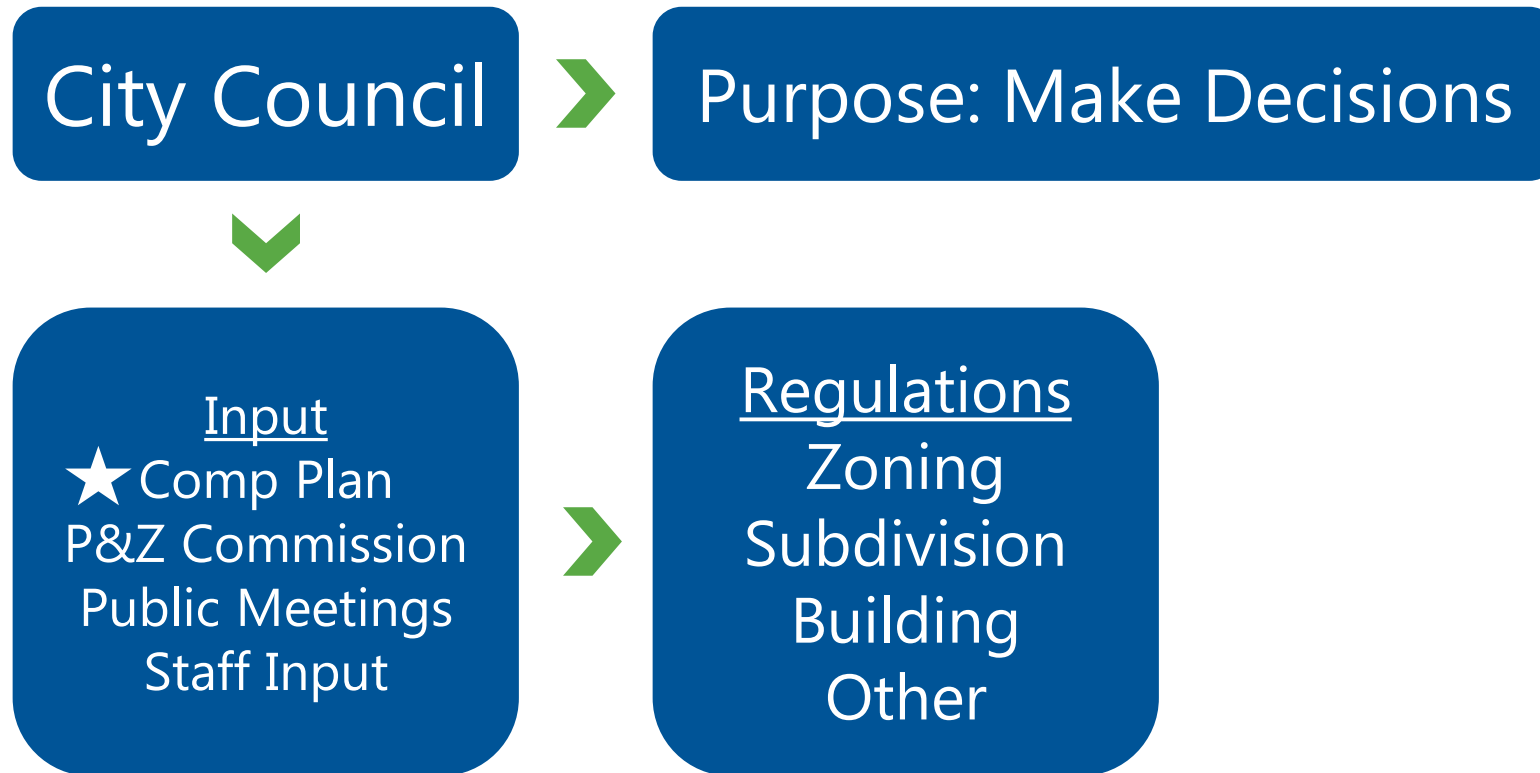
★ Comp Plan  
P&Z Commission  
Public Meetings  
Staff Input

What does the Council do with this input?



# How is a Comprehensive Plan Used?

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# Project Overview

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# Plan Outline

## Chapter 1

Introduction

Context, Purpose, Input Process, Vision Statement, Goals

## 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, Trends Alternatives

## Chapter 6

Implementation

Implementation Matrix, Metrics

# Schedule

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Date	Meeting/Event
Today	CPAC Kickoff
Monday, September 13, 2021	Community Open House #1
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# Community Snapshot

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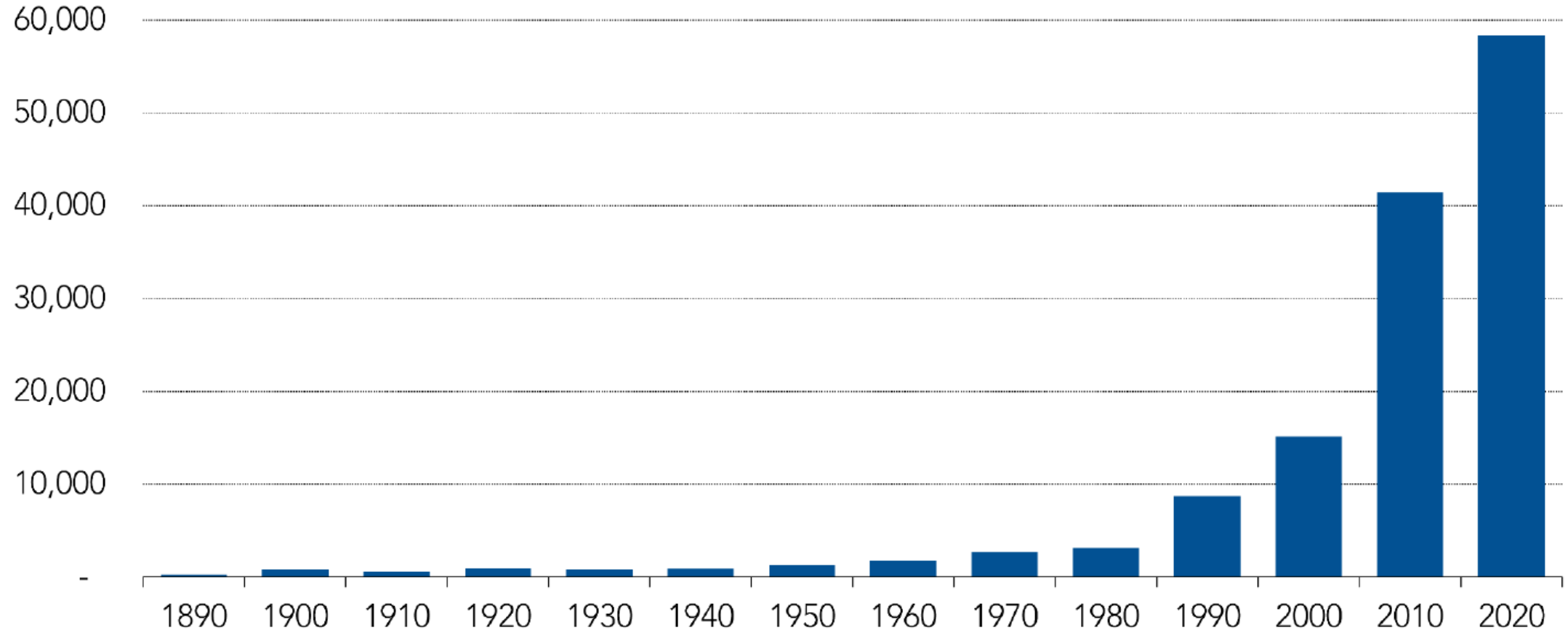
# Community Snapshot

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- Regional Relationship
- Historical Context
- Demographic Profile
- Physical Constraints

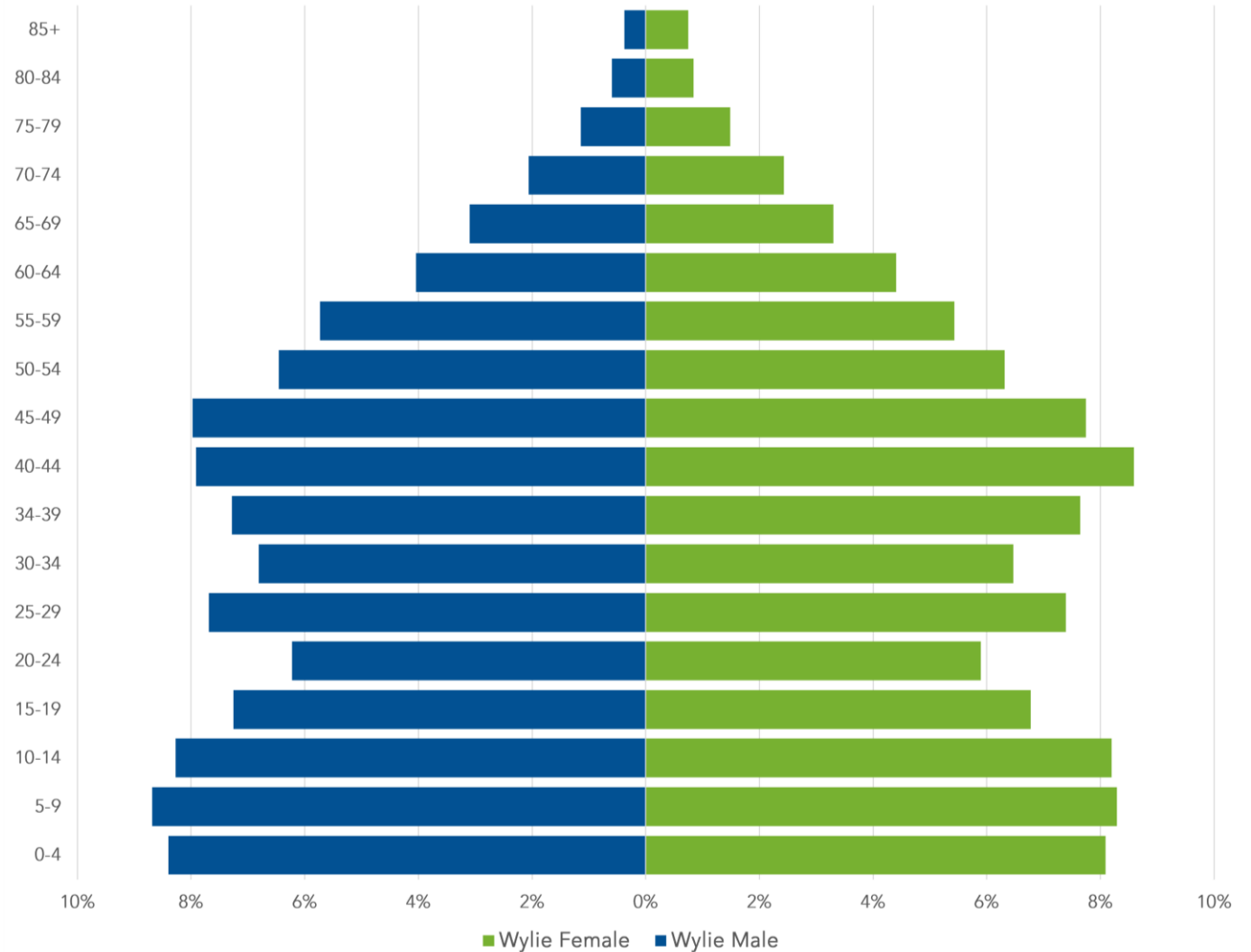


# Population



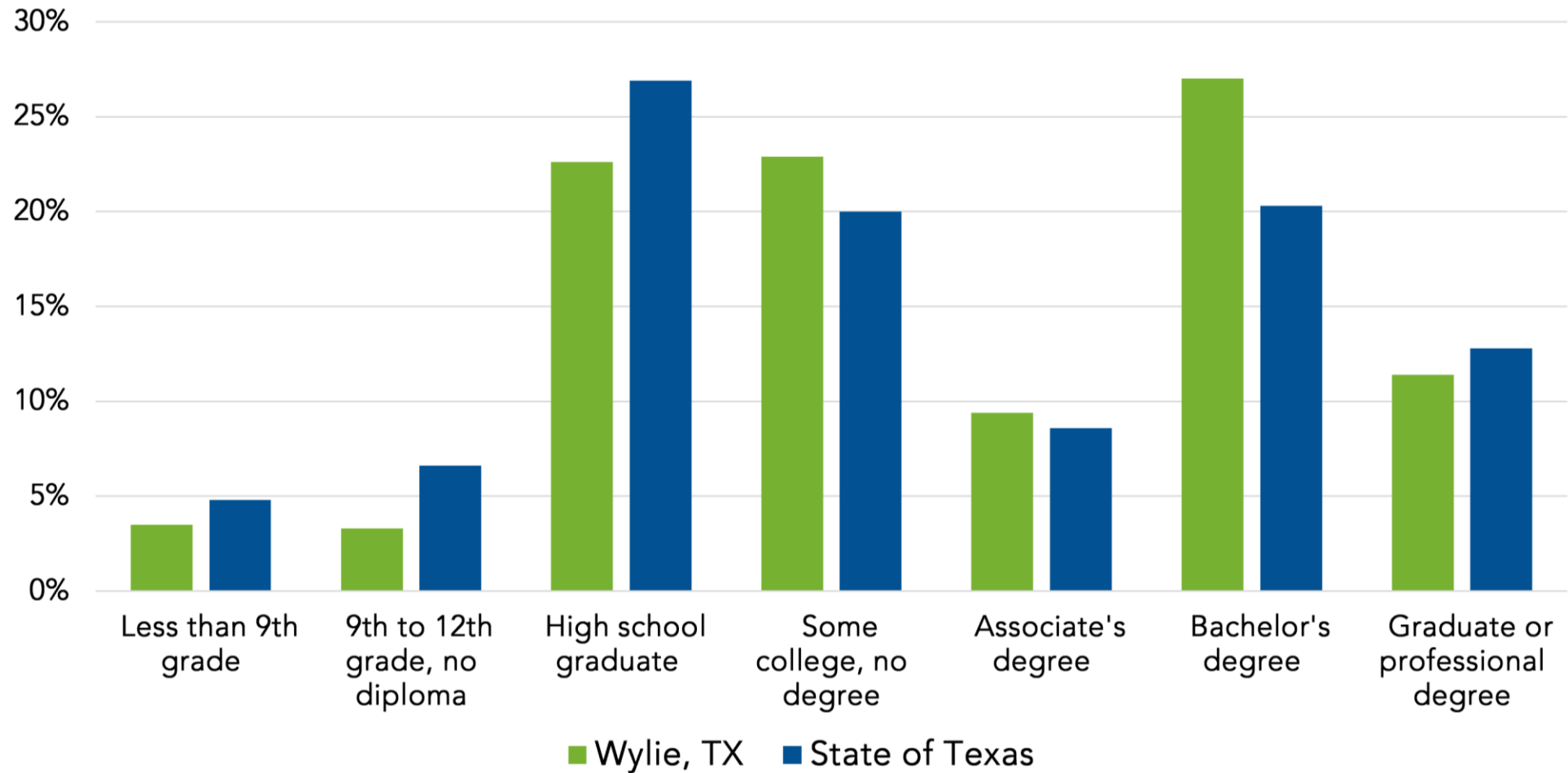
# Age and Gender

**47.4**  
*median age*

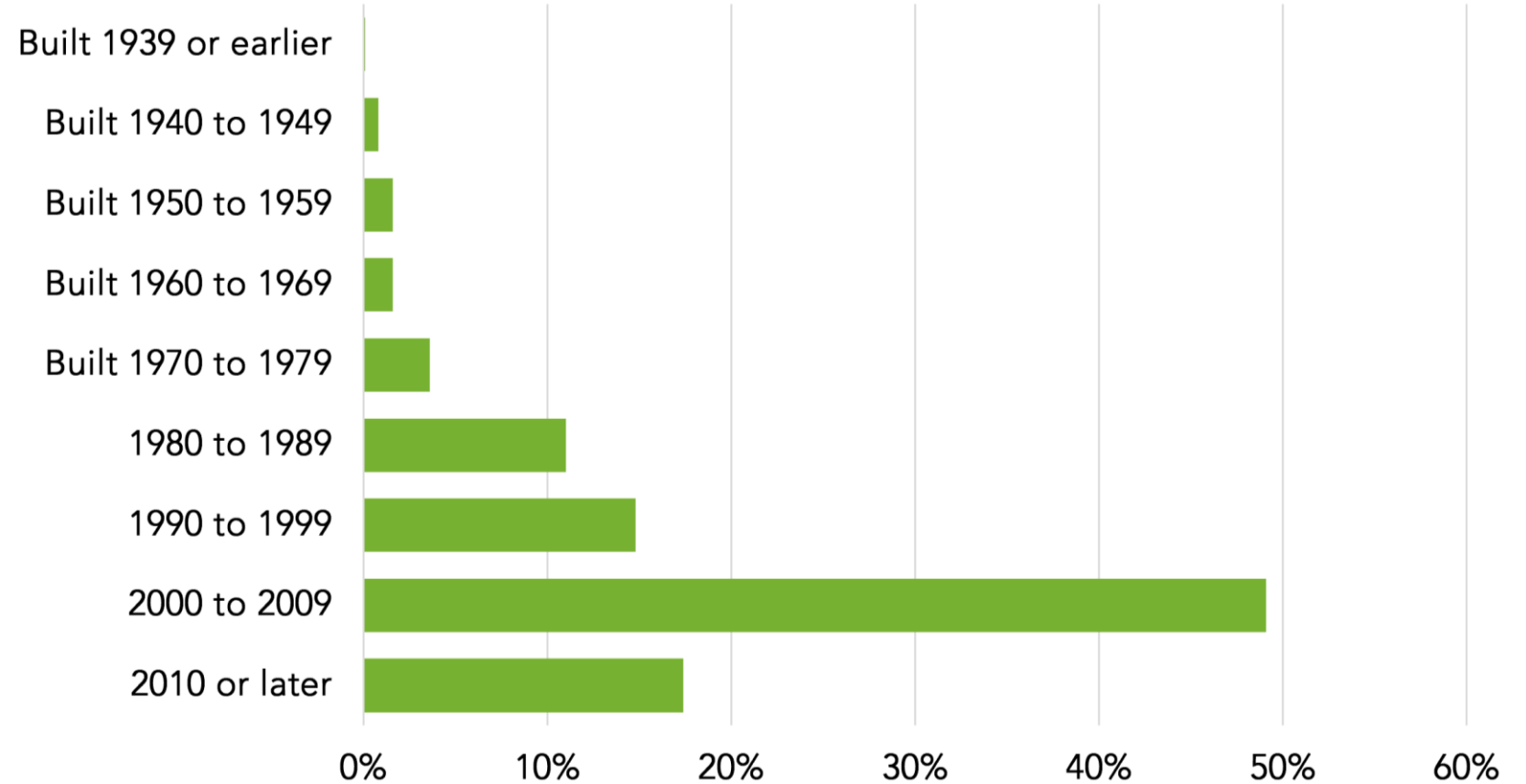
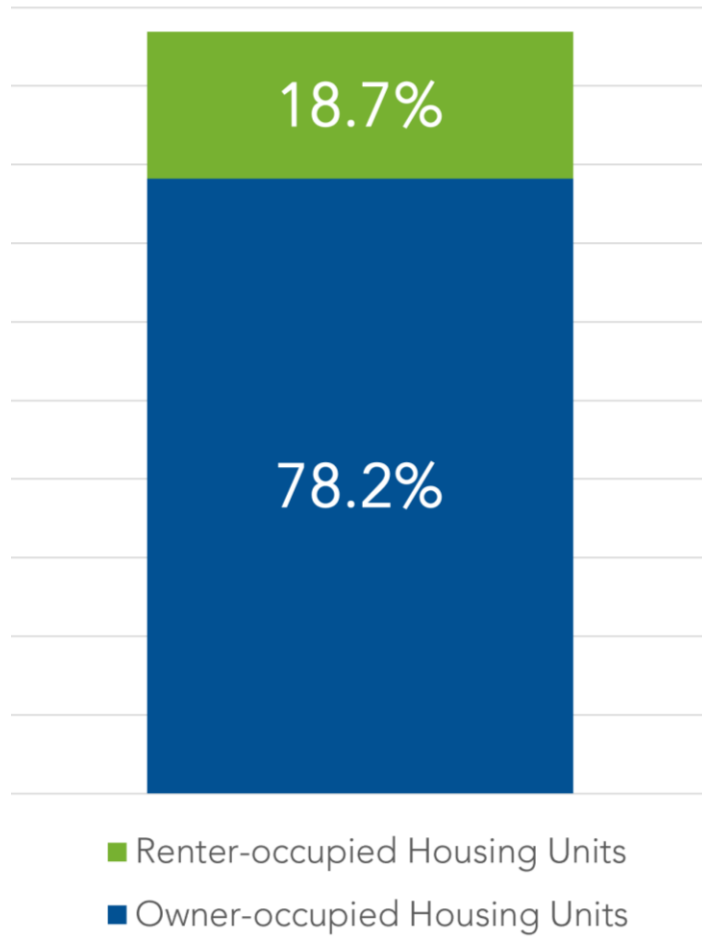




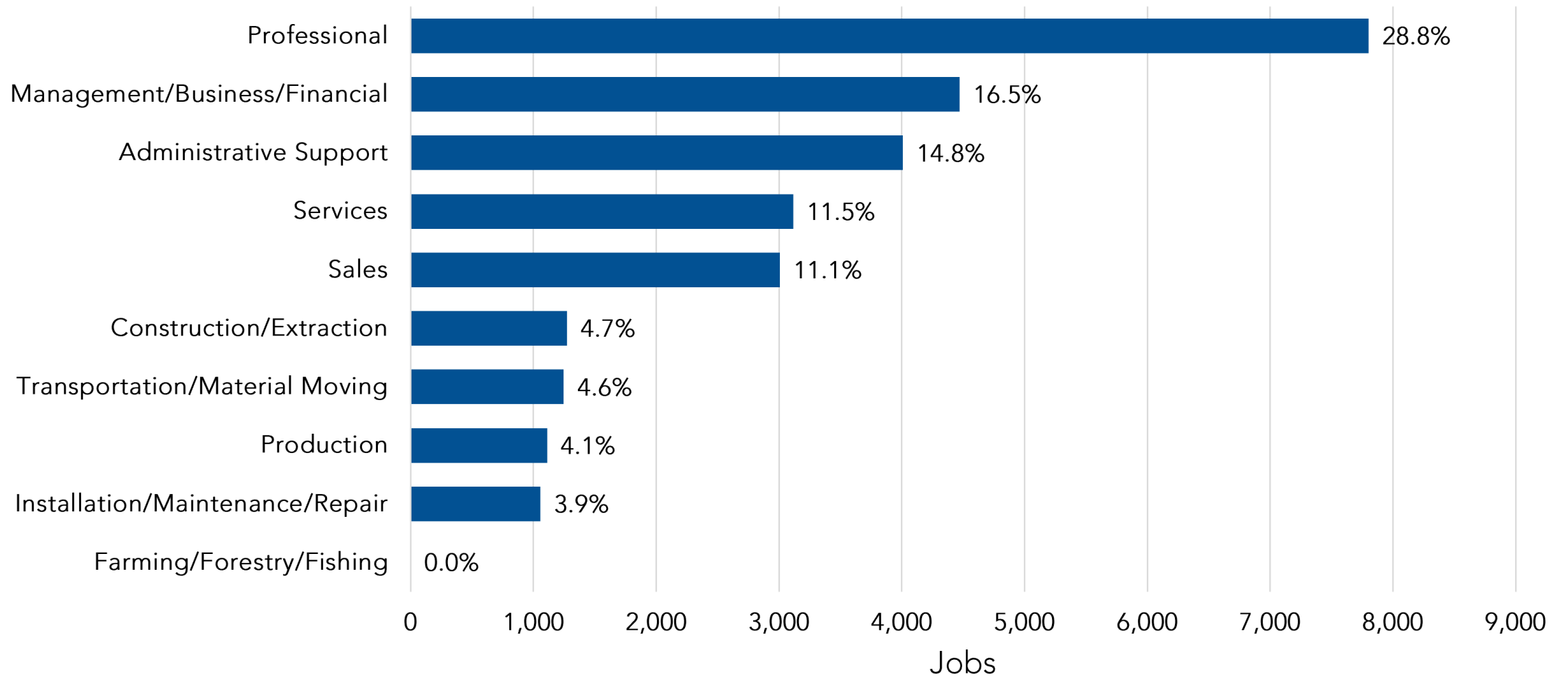
# Educational Attainment



# Housing Characteristics

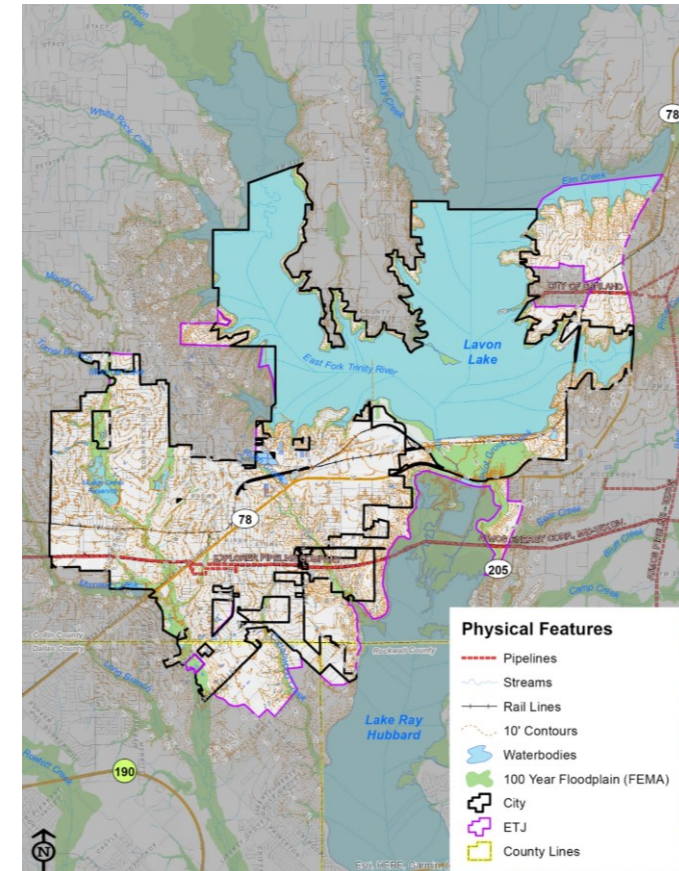


# Worker Occupation



# Physical Constraints

- Streams and Floodplains
- Topography
- City Boundaries
- Major Thoroughfares

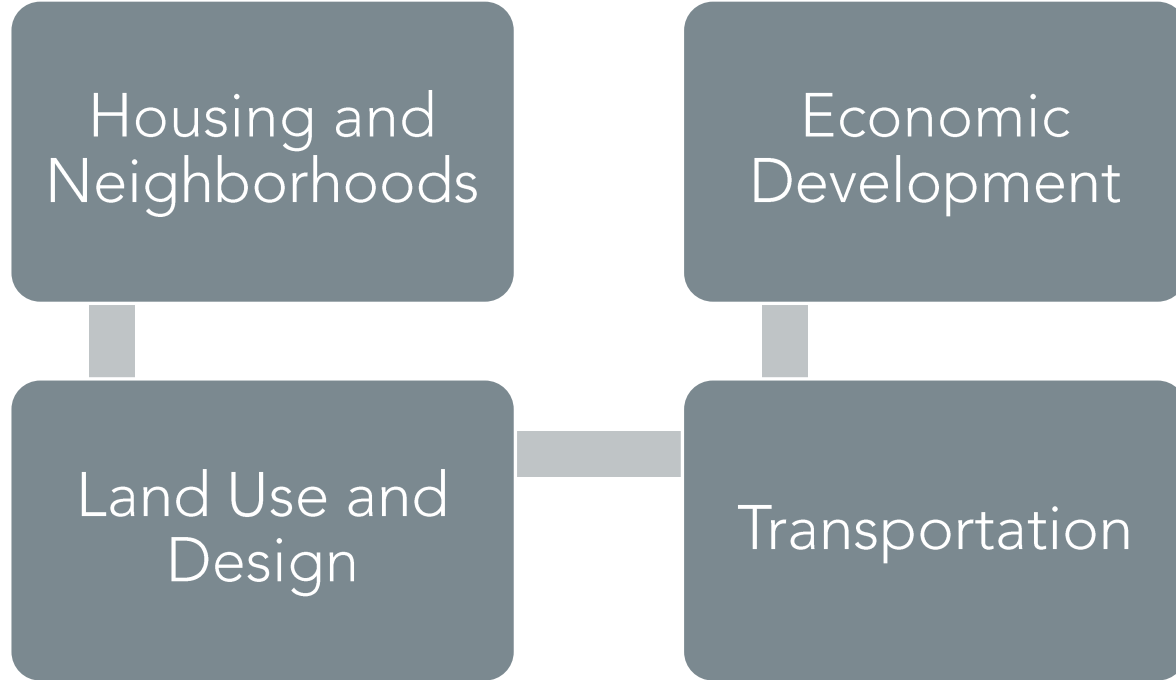




# Detailed SWOT Exercise

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# SWOT Analysis



## **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.

# Housing and Neighborhoods



## Consider:

- Is there an appropriate mix of housing types? If not, what is needed?
- Is more dense housing (apartments, mixed use, townhomes etc.) needed in the City? Is it appropriate?
- Are existing neighborhoods in need of repair?

## Responses:

# Land Use and Design



## Consider:

- Where should future residential or nonresidential development be?
- Are there issues with land use conflicts?

## Responses:



# Transportation



## Consider:

- Where does traffic congestion exist?
- Are more connections needed? Where?
- Are there maintenance issues on certain roads?  
Which ones?

## Responses:

# Economic Development



## Consider:

- What development is most desirable? Where?
- What are the barriers to development today?
- What's the right balance between attracting businesses and requiring quality development?

## Responses:

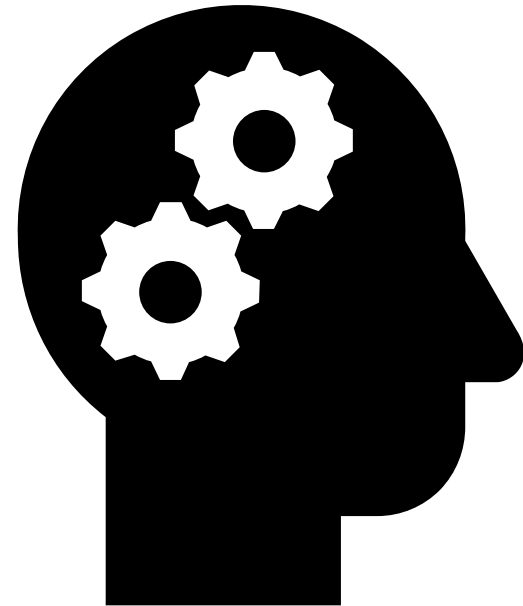
# Plan Title?

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Envision Wylie

or

Moving Forward





# Next Steps

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# Moving Forward

Community Open House #1



CPAC: Input Review and Guiding Principles



CPAC: Housing, Planning Areas, and Land Use Categories



CPAC: Future Land Use and Transportation



Community Open House #2



CPAC: Implementation Plan/Finalize Draft

# Community Open House

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- Present planning process to residents
- Visioning exercise

**When: Monday, September 13<sup>th</sup>**

**Where: Rita and Truett Smith  
Public Library**



# Schedule

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# Questions or Comments?

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**Thank you!**

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