

Wylie City Council Regular Meeting

June 14, 2022 – 6:00 PM

Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

PRESENTATIONS & RECOGNITIONS

PR1. Wylie Way Students 4th Term/1st - 12th Grade.

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address Council 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. Council requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Council is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

A. Consider, and act upon, approval of May 31, 2022 Regular City Council Meeting minutes.

REGULAR AGENDA

1. Interview applicants for Board of Review vacancies for a term to begin July 1, 2022 and end June 30, 2024.
2. Consider, and act upon, the recommendations of the 2022 Boards and Commission Council Interview Panel for appointments to the Animal Shelter Advisory Board, Cemetery Advisory Board, Construction Code Board, Historic Review Commission, Library Board, Parks and Recreation Board, Parks and Recreation Facilities Development Corporation Board (4B), Planning and Zoning Commission, Public Arts Advisory Board, Wylie Economic Development Corporation, and the Zoning Board of Adjustments to fill board vacancies for a term to begin July 1, 2022 and end June 30, 2024/25.
3. Consider, and act upon, appointments to fill the Board of Review vacancies for a term to begin July 1, 2022 and end June 30, 2024.
4. Consider, and act upon, Ordinance No. 2022-47 amending Ordinance No. 2021-43, which established the budget for fiscal year 2021-2022; providing for repealing, savings and severability clauses; and providing for an effective date of this ordinance.
5. Consider, and act upon, the award of a professional services project order (PSPO) #W2022-85-E for the Wylie Historic Area Drainage Master Plan to Huitt-Zollars, Inc. in the amount of \$197,000.00 and authorizing the City Manager to execute any necessary documents.

WORK SESSION

[WS1.](#) Discuss the completed draft Comprehensive Master Plan.

[WS2.](#) Discuss McMillen Drive Progress Update.

RECONVENE INTO REGULAR SESSION

EXECUTIVE SESSION

Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING.

A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on its negotiating position.

ES1. Consider the sale or acquisition of properties located at Ballard/Brown, Brown/Eubanks, FM 1378/Parker, FM 544/Cooper, FM 544/Sanden, State Hwy 78/Alanis, State Hwy 78/Ballard, State Hwy 78/Birmingham, and State Hwy 78/Brown.

Sec. 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS; CLOSED MEETING.

This chapter does not require a governmental body to conduct an open meeting:

- (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or
- (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

ES2. Deliberation regarding commercial or financial information that the WEDC has received from a business prospect and to discuss the offer of incentives for Projects: 2017-10a, 2020-11b, 2021-2d, 2021-4a, 2021-4b, 2021-5a, 2021-6a, 2021-6c, 2021-7a, 2021-8a, 2021-9e, 2021-9f, 2021-9g, 2021-11a, 2021-12a, 2021-12b, 2022-6a, 2022-6b, and 2022-6c.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

READING OF ORDINANCES

Title and caption approved by Council as required by Wylie City Charter, Article III, Section 13-D.

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on June 10, 2022 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.

Stephanie Storm, City Secretary

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. Hearing impaired devices are available from the City Secretary prior to each meeting.

If during the course of the meeting covered by this notice, the City Council should determine that a closed or executive meeting or session of the City Council 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 City Council at the date, hour and place given in this notice as the City Council 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.
- § 551.072 – Discussing purchase, exchange, lease or value of real property.
- § 551.074 – Discussing personnel or to hear complaints against personnel.
- § 551.087 – Discussing certain economic development matters.
- § 551.073 – Discussing prospective gift or donation to the City.
- § 551.076 – Discussing deployment of security personnel or devices or security audit.



Wylie City Council

AGENDA REPORT

Department: City Secretary
Prepared By: Stephanie Storm

Account Code: _____

Subject

Consider, and act upon, approval of May 31, 2022 Regular City Council Meeting minutes.

Recommendation

Motion to approve Item as presented.

Discussion

The minutes are attached for your consideration.

Wylie City Council Regular Meeting Minutes

May 31, 2022 – 6:00 PM

Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098



CALL TO ORDER

Mayor Matthew Porter called the regular meeting to order at 6:05 p.m. The following City Council members were present: Councilman David R. Duke, Councilman Dave Strang (6:33 p.m.), Mayor *pro tem* Jeff Forrester, Councilman Scott Williams, and Councilman Garrett Mize. Councilman Timothy T. Wallis was absent.

Staff present included: City Manager Brent Parker; Deputy City Manager Renae Ollie; Assistant City Manager Lety Yanez; Police Chief Anthony Henderson; Finance Director Melissa Beard; Fire Chief Brandon Blythe; Public Information Officer Craig Kelly; Planning Manager Jasen Haskins; Project Engineer Jenneen Elkahlid; Purchasing Manager Glenna Hayes; Public Works Director Tommy Weir; Interim Parks and Recreation Director Carmen Powlen; City Engineer Tim Porter; City Secretary Stephanie Storm; and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

Mayor *pro tem* Forrester led the invocation, and Mayor Porter led the Pledge of Allegiance.

PRESENTATIONS & RECOGNITIONS

PR1. Wylie Way Students 4th Term / 1st - 12th Grade.

Mayor Porter announced there was a date discrepancy and the appropriate date is June 14, 2022. Porter confirmed there were no persons in attendance for this item.

PR2. Recognizing May 2022 as Asian Americans and Pacific Islanders Month.

Mayor Porter recognized May 2021 as Asian Americans and Pacific Islanders Month in Wylie, Texas.

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address Council 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. Council requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Council is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

Paul Long addressed Council regarding an aquatics center for the City about working with WISD regarding a swim and dive team.

Joshua Murray addressed the Council regarding information on the Collin County Commissioner's Court.

Eugene Hauptmann addressed the Council regarding school inspections and safety, and the event that occurred in Uvalde.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- A. Consider, and act upon, approval of May 10, 2022 Regular City Council Meeting minutes.**
- B. Consider, and act upon, Ordinance No. 2022-40 of the City of Wylie, Texas granting a franchise agreement to Farmers Electric Cooperative, Inc.**
- C. Consider, and act upon, Resolution No. 2022-16(R), ratifying Renaé Ollie as Acting City Manager in the absence of Brent Parker, City Manager.**
- D. Consider, and act upon, Ordinance No. 2022-41 amending Wylie's Code of Ordinances, Ordinance No. 2021-17, as amended, Chapter 78 (Parks and Recreation), Article IX (Cemeteries), to create Division 3 - Cemetery Operations.**
- E. Consider, and act upon, a Final Plat for Woodbridge Townhomes Tract A-3 Phase 2, establishing 104 residential lots and three open space lots on 13.125 acres, generally located on the southwest corner of Hooper Road and Hensley Lane.**
- F. Consider, and act upon, a Final Plat for Woodbridge Townhomes Tract A-4 Phase 2, establishing 60 residential lots and two open space lots on 5.868 acres, generally located on the southwest corner of Hooper Road and Hensley Lane.**
- G. Consider, and act upon, a Final Plat for Woodbridge Townhomes Tract A-4 Phase 3, establishing 75 residential lots on 6.171 acres, generally located on the southwest corner of Hooper Road and Hensley Lane.**
- H. Consider, and act upon, Ordinance No. 2022-42 regarding a change in zoning from PD-SF-ED to PD-ED to allow for an Accessory Dwelling Unit, property located at 801 Lake Ranch Ln. (ZC 2022-09).**
- I. Consider, and act upon, Resolution No. 2022-17(R), repealing Resolution No. 2022-14(R), and authorizing the City Manager of the City of Wylie, Texas, or his designee, to execute an Advance Funding Agreement between the State of Texas and the City of Wylie, and to take any and all other actions necessary to effectuate the same; and providing for an effective date hereof.**
- J. Consider, and act upon, the City of Wylie Monthly Revenue and Expenditure Report for April 30, 2022.**
- K. Consider, and place on file, the City of Wylie Monthly Investment Report for April 30, 2022.**
- L. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of April 30, 2022.**
- M. Consider, and act upon, the approval of the purchase of Audio-Visual Equipment and Installation from Lantek Audio Video & Communications LLC in the estimated amount of \$135,887.51 through a cooperative purchasing contract with The Interlocal Purchasing System (TIPS), and authorizing the City Manager to execute any necessary documents.**
- N. Consider, and act upon, Resolution No. 2022-18(R), suspending the June 17, 2022 effective date of Oncor Electric Delivery Company's requested rate change to permit the City time to study the request and to establish reasonable rates; approving cooperation with the Steering Committee of Cities served by Oncor to hire legal and consulting services and to negotiate with the company and direct any necessary litigation and appeals; finding that the meeting at which this Resolution is passed is open to**

the public as required by law; requiring notice of this Resolution to the company and legal counsel for the Steering Committee.

Councilman Williams requested Item N be pulled from Consent Agenda and considered individually.

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Williams, to approve the Consent Agenda Items A-M as presented. A vote was taken and motion passed 5-0 with Councilman Strang and Wallis absent.

REGULAR AGENDA

- N. Consider, and act upon, Resolution No. 2022-18(R), suspending the June 17, 2022 effective date of Oncor Electric Delivery Company's requested rate change to permit the City time to study the request and to establish reasonable rates; approving cooperation with the Steering Committee of Cities served by Oncor to hire legal and consulting services and to negotiate with the company and direct any necessary litigation and appeals; finding that the meeting at which this Resolution is passed is open to the public as required by law; requiring notice of this Resolution to the company and legal counsel for the Steering Committee.**

Council Comments

Councilman Williams commended the City staff for their due diligence in bringing this item before the Council instead of just approving the requested rates.

Council Action

A motion was made by Councilman Strang, seconded by Councilman Duke, to approve Item 2 as presented. A vote was taken and motion passed 7-0.

- 1. Interview applicants for Board of Review vacancies for a term to begin July 1, 2022 and end June 30, 2024.**

Council interviewed applicants Gerald Dyson, Taniki Small, Derek Trent, and Thomas Volmer. Applicants not present included: James Byrne, Jack Craig, and Joseph Murdock.

Councilman Strang took his seat at the dais at 6:33 p.m.

- 2. Consider, and act upon, Ordinance No. 2022-43 amending Ordinance No. 2021-43, which established the budget for fiscal year 2021-2022; providing for repealing, savings and severability clauses; and providing for an effective date of this ordinance.**

Staff Comments

Finance Director Beard addressed the Council stating the Taste of Wylie proceeds totals \$6,832.71. The City of Wylie would like to donate this amount to the local food pantries.

Council Action

A motion was made by Councilman Williams, seconded by Councilman Duke, to approve Item 2 as presented. A vote was taken and motion passed 6-0 with Councilman Wallis absent.

Members from the Christian Care Center, Hope for the Cities, Five Loaves Food Pantry, and Amazing Grace Food Pantry were present to accept the donation.

Mayor Porter thanked City and EDC staff, participating restaurants, and volunteers.

- 3. Consider, and act upon, the first modification to PSPO #W2019-8-E for FM 544 (Stone Road) Phase 3 Improvements from North of Alfred Drive to Vinson Road to Freese & Nichols, Inc. in the amount of \$146,240.00 and authorizing the City Manager to execute any necessary documents.**

Council Comments

Mayor Porter confirmed there is a funding gap from when the bond was passed, but what is being proposed tonight is for the engineering portion of the project, and will still be useful for the City. City Engineer Porter replied that is correct, the City reached out to the consultant to gather a scope to provide some of the additional services. City Engineer Porter added traffic has increased in this area and thinks adding a signal at Alanis and FM 544 would be beneficial as part of this scope. Councilman Williams asked if the staff feels the price given is fair and reasonable. City Engineer Porter replied yes, it is, and there is no typical percentage that can be added to some of the special services. Mayor *pro tem* Forrester asked what the shortfall is since the proposition was passed by the voters. City Engineer Porter replied there is an estimated construction cost of about \$13.7 million, and the total is estimated at \$16 million. Forrester confirmed that this project went from a \$10 million project to a \$16 million project and confirmed the County will still only contribute a little over \$5 million towards the project. City Engineer Porter confirmed that was correct, the Interlocal Agreement (ILA) stipulates the funding and added staff is trying to do what they can to move this project along and would like franchise utility relocations to start in the fourth quarter of this year and construction start the first quarter of next year if possible. Mayor Porter asked if staff has a plan to make up the \$6.2 million that is short, and stated he would not want to see the City miss the dangerous section of roadway from where the current four lanes end at Alfred to down past the elementary school. City Manager Parker replied the City does not have a funding source currently to make up the difference. Williams stated he would be curious to see where the City is going to make up the budget shortfall and would like to know where the funding is coming from before the City extends the additional overage on the engineering; however, he would not want to sacrifice the engineering and asked staff where does that balance fall. City Engineer Porter replied the City has an agreement with the consultant for a little over \$1 million so this amount adds to that consultant contract. City Engineer Porter added the City also has a contract with the County for the matching funds of \$5 million. Williams asked how much of the engineering can go back to the County. City Engineer Porter replied due to the structure of the ILA he cannot ask for the full funding from the County until milestones are reached. Parker stated this particular project is a good example of why staff is pushing so hard currently to get some projects caught up and completed because of inflation and labor shortages, and moving forward if the voters are going to approve a bond it is important to complete projects in a reasonable amount of time to be good stewards of the public. City Engineer Porter stated to follow up on Councilman Williams question, if this item is not approved tonight, it stops the right-of-way acquisition portion. Councilman Mize stated he does think this is important to ensure that with the growth that is occurring on the East side of the City, it is important that the City continues to plan for and develop the adequate infrastructure from a quality of life and public safety perspective; and the City should move forward with this item.

Council Action

A motion was made by Councilman Strang, seconded by Mayor *pro tem* Forrester, to approve Item 3 as presented. A vote was taken and motion passed 6-0 with Councilman Wallis absent.

- 4. Consider, and act upon, Ordinance No. 2022-44 amending Wylie's Code of Ordinances, Ordinance No. 2021-17, as amended, Appendix A (Wylie Comprehensive Fee Schedule), Section IX (Parks and Recreation), Subsections A through H.**

Staff Comments

Parks and Recreation Director Powlen addressed Council stating staff is bringing the Parks and Recreation fee schedule for Council consideration. Currently, the fees are specified for passes and rentals, and staff is requesting to revise the fee schedule to allow staff the ability to adjust the fees as needed. Staff would bring the proposed fees back to Council for consideration during the budget process.

Council Comments

Councilman Williams requested clarification on what is being proposed. Mayor Porter responded that currently the fees are set by ordinance and would require an ordinance each time any fee is changed, and staff is proposing

removing the set fees to allow flexibility to change pricing as needed. Powlen explained this would give staff the flexibility to run specials and would be brought back during the budget process.

Council Action

A motion was made by Councilman Strang, seconded by Mayor *pro tem* Forrester, to approve Item 4 as presented. A vote was taken and motion passed 6-0 with Councilman Wallis absent.

- 5. Consider, and act upon, Ordinance No. 2022-45 amending Ordinance No. 2021-43, which established the budget for fiscal year 2021-2022; providing for repealing, savings and severability clauses; and providing for an effective date of this ordinance.**

Staff Comments

Finance Director Beard addressed the Council stating the amount of \$538,629.80 was seized in accordance with Chapter 59 of the Code of Criminal Procedures. After a plea agreement, the City returned \$23,710.25 to the defendant leaving \$514,919.55 to be deposited into Wylie Police Department's State Seizure account. According to the asset forfeiture agreement between the Wylie Police Department and the Collin County District Attorney's Office, we are required to pay them 20 percent after court costs are subtracted. The court costs are \$1,490.00 to the Collin County District Clerk and the District Attorney's fees are \$102,685.92. These fees are to be paid out of the \$514,919.55 leaving a net increase in the seizure account of \$410,743.63. Beard stated this money can only be spent on very specific law enforcement items.

Council Action

A motion was made by Councilman Strang, seconded by Councilman Mize, to approve Item 5 as presented. A vote was taken and motion passed 6-0 with Councilman Wallis absent.

- 6. Consider, and act upon, Ordinance No. 2022-46, amending Wylie's Code of Ordinances, Ordinance No. 2021-17, as amended, amending Chapter 58 (Historical Preservation), Article I (General) and Article II (Landmarks).**

Staff Comments

Deputy City Manager Ollie addressed the Council stating the Historic Review Commission (HRC) held a series of work sessions to discuss proposed updates to Chapter 58 Landmarks of the Code of Ordinances to consider enhancing the current Landmarks section. Guidance for landmark designation shall be in accordance with Local Government Code (LGC) Chapter 211, whereby section 211.0165 outlines the necessary steps and grants authority to the municipality. Before a structure or land can be designated as a local historic landmark, the property owner must consent. If the property owner does not consent, approval by at least a three-fourths majority vote of the City Council and Planning and Zoning Commission, or HRC is required (Sec. 58-22). In accordance with LGC Ch. 211.0165(a-1) when a property owner does not consent, the municipality shall designate the Planning and Zoning Commission or the HRC as the entity with exclusive authority to approve the designations of properties as local historic landmarks and the inclusion of properties in a local historic district. The exclusive authority to the Commission is granted only when a property owner does not consent to their property being designated as a local landmark. Ollie added Chapter 58 was last amended in 1990 and the summary of amendments includes: creating definitions as well as changes to bring the ordinance more in line with established goals of the HRC, removing wording regarding perpetual monthly basis and replaced with a purpose statement, established criteria to set landmark designations, established a section to outline an ordinary maintenance clause, and alternative parking and loading for properties with landmark designations.

Council Comments

Councilman Strang asked if the property owner does not want the designation, it can be forced on them anyway. Ollie replied yes but said she cannot think of a reason why the City would ever do that. Strang asked what is the benefit to the property owner. Ollie replied the City can offer incentives, tax abatements, grants, and beautification dollars. Mayor *pro tem* Forrester confirmed on a case by case basis to the individual property and asked what happens when the owner sells the property. Ollie replied that is correct and the designation stays with the property.

Mayor Porter stated no incentives are called out in the ordinance and asked if they would come before Council for final ratification. Ollie replied yes, they would come before Council. Councilman Williams thanked Ms. Ollie for her dedication to the HRC; confirmed this only applies to historic landmarks and does not apply to every house in the historic district. Ollie replied that is correct and it is a local designation, it is what is important to Wylie and does not have to be a Wylie resident. Councilman Mize stated he was excited about this and using the LGC to shape up and bring to speed the historic landmark process, and it gives the City more tools to continue to embrace and preserve our history.

Council Action

A motion was made by Councilman Mize, seconded by Councilman Strang, to approve Item 6 as presented. A vote was taken and motion passed 6-0 with Councilman Wallis absent.

WORK SESSION

Mayor Porter reconvened the Council into Work Session at 7:49 p.m.

WS1. Presentation providing an overview of Capital Projects Funding.

Mayor Porter convened the Council into a break at 7:52 p.m.

Mayor Porter reconvened the Council at 8:01 p.m.

Finance Director Beard addressed Council giving a presentation on all project's status and sources of funding for the specific projects, reviewing all projects, currently in progress streets projects, planned street projects, future/unfunded street projects, water projects, and current parks projects.

Council comments and questions included does this take into account the Bonds that were passed or the annual budget, can staff share the spreadsheet with Council, what is the vision for Alanis Drive from Highway 78 to Ballard, is this information including land acquisition for water projects, have a future work session after the data has been provided to Council, having the data helps put it all in perspective, accomplished the 50,000-foot view of the status on the projects, would like a future discussion on sources of funding, and issue debt on an as-needed basis.

RECONVENE INTO REGULAR SESSION

Mayor Porter reconvened the Council into Regular Session at 8:27 p.m.

EXECUTIVE SESSION

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

READING OF ORDINANCES

Title and caption approved by Council as required by Wylie City Charter, Article III, Section 13-D.

City Secretary Storm read the captions to Ordinance Nos. 2022-40, 2022-41, 2022-42, 2022-43, 2022-44, 2022-45, and 2022-46 into the official record.

ADJOURNMENT

A motion was made by Councilman Strang, seconded by Councilman Duke, to adjourn the meeting at 8:30 p.m. A vote was taken and motion passed 6-0 with Councilman Wallis absent.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary



Wylie City Council

AGENDA REPORT

Department: City Manager
 Prepared By: City Secretary

Account Code: _____

Subject

Interview applicants for Board of Review vacancies for a term to begin July 1, 2022 and end June 30, 2024.

Recommendation

No action taken.

Discussion

Per Ordinance No. 2022-01, prospective Board of Review applicants will be interviewed by the entire City Council.

Applicants:

~~James Byrne~~ (withdrawn)

Jack Craig

Gerald Dyson (interviewed 5/31-recommended for Parks and Recreation Board)

~~Joseph Murdock~~ (withdrawn)

Taniki Small (interviewed 5/31)

Derek Trent (interviewed 5/31-recommended for Cemetery Advisory Board)

Thomas Volmer (interviewed 5/31)

Board of Review Application

Personal Information

First Name *

Jack

Last Name *

Craig

Residency

You must be a Wylie resident to serve on this board.

Wylie resident *

☒ Yes ☐ No

Length of Residency

Years *

4

Months *

2

Voter Status

Registered Voter *

☒ Yes ☐ No

Voter Registration County *

Collin

Employment Information

Occupation

General manager

Work experience that may be beneficial to the board you are applying for.

Board/Commission Service

Currently serve on a board/commission *

☐ Yes ☒ No

Why you would like to serve as a Board of Review member: *

I am passionate about the well-being and family centered growth of Wylie.

Board of Ethics Application

Personal Information

Please provide full legal name.

First Name *

Gerald

Last Name *

Dyson

Residency

You must be a Wylie resident to serve on this board.

Are you a Wylie resident? *

☒ Yes ☐ No

How long have you been a Wylie resident?

Years *

2

Months *

9

Voter Status

Registered Voter *

☒ Yes ☐ No

Voter Registration County *

Collin

Employment Information

Occupation

Business Owner, Holistic Health Practitioner, Nutritionist

If applicable, please list any work experience that may be beneficial to the board you are applying for.

Board/Commission Service

Do you currently serve on a board/commission? *

☐ Yes ☒ No

Please indicate briefly why you would like to serve as a Board of Ethics member: *

As a Christian business owner for over 12 years, it is on a daily basis that we must realign our own interests with those of the greater community and those we serve. I will be honored to contribute the utmost guidance and direction when it comes to our City of Wylie doing exactly that.

Acknowledgment & Signature

Signature *

GWDYSON

Date *

11/20/2021

Board of Review Application

Personal Information

First Name *

Taniki

Last Name *

Small

Residency

You must be a Wylie resident to serve on this board.

Wylie resident *

☒ Yes ☐ No

Length of Residency

Years *

4

Months *

2

Voter Status

Registered Voter *

☒ Yes ☐ No

Voter Registration County *

Collin

Employment Information

Occupation

Manager

Work experience that may be beneficial to the board you are applying for.

I have managed medium to large projects. I am also a US Army veteran.

Board/Commission Service

Currently serve on a board/commission *

☐ Yes ☒ No

Why you would like to serve as a Board of Review member: *

It is time for me to give back to my community and serve in whatever capacity is needed.

Board of Review Application

Personal Information

First Name *

Derek

Last Name *

Trent

Residency

You must be a Wylie resident to serve on this board.

Wylie resident *

☒ Yes ☐ No

Length of Residency

Years *

2

Months *

2

Voter Status

Registered Voter *

☒ Yes ☐ No

Voter Registration County *

Collin

Employment Information

Occupation

Software Engineer

Work experience that may be beneficial to the board you are applying for.

Board/Commission Service

Currently serve on a board/commission *

☐ Yes ☒ No

Why you would like to serve as a Board of Review member: *

I would like to help the city of Wylie determine resolutions for problems in the community and necessary changes. Getting involved and contributing to my community would give me a great sense of purpose and I believe I can balance being logical and empathetic in my decision making.

Board of Review Application

Personal Information

First Name *

Thomas

Last Name *

Volmer

Residency

You must be a Wylie resident to serve on this board.

Wylie resident *

☒ Yes ☐ No

Length of Residency

Years *

5

Months *

0

Voter Status

Registered Voter *

☒ Yes ☐ No

Voter Registration County *

Collin

Employment Information

Occupation

IT Executive / Commercial Construction Industry

Work experience that may be beneficial to the board you are applying for.

I've held a variety of leadership roles from Director of IT to CIO. I have experience in the Hospitality, Entertainment, Oil & Gas and for the last 10 years in Commercial Construction.

Board/Commission Service

Currently serve on a board/commission *

☐ Yes ☒ No

Why you would like to serve as a Board of Review member: *

Economic Development



Wylie City Council

AGENDA REPORT

Department: City Secretary
Prepared By: City Secretary

Account Code: _____

Subject

Consider, and act upon, the recommendations of the 2022 Boards and Commission Council Interview Panel for appointments to the Animal Shelter Advisory Board, Cemetery Advisory Board, Construction Code Board, Historic Review Commission, Library Board, Parks and Recreation Board, Parks and Recreation Facilities Development Corporation Board (4B), Planning and Zoning Commission, Public Arts Advisory Board, Wylie Economic Development Corporation, and the Zoning Board of Adjustments to fill board vacancies for a term to begin July 1, 2022 and end June 30, 2024/25.

Recommendation

Motion to approve the recommendations as presented.

Discussion

Article 8, Section 1A of the City Charter authorizes the City Council to appoint members to serve on boards, commissions and committees to help carry out the functions and obligations of the City and to make recommendations to the City Council. The City Council has prescribed the purpose, composition, function, duties, accountability, and the tenure of each board, commission, and committee.

An interview panel, consisting of three council members, conducted interviews of all applicants. All applicants were contacted to schedule an informal meeting, in open session with the Boards and Commission Council Interview Panel. Council members appointed by the Wylie City Council for 2022 are Mayor *pro tem* Jeff Forrester, Chair; Councilman David R. Duke, and Councilman Scott Williams. The Panel met with applicants on Wednesday, June 1, 2022 and Thursday, June 2, 2022 to conduct interviews and deliberate their choices to recommend to the full council.

The 2022 Boards and Commission Council Interview Panel have attached their recommendations for Council consideration and action.

In addition to the applicant positions recommended, the panel has recommended replacements should a vacancy occur for some of the positions. Vacant positions during the year will be filled with current applicants as those vacancies occur.

2022 Interview Panel Final Recommendations

PLACE	NAME	SEEKING RE-APPOINTMENT	APPLICANT AWARDED POSITION
ANIMAL SHELTER ADVISORY BOARD			
3	Brad Abraham	No-Termed	Brad Abraham
4	Amber Porter	Y	Amber Porter
5	Jeff Stillinger	N	Susan Cranford
CEMETERY ADVISORY BOARD			
1	Gloria Suarez	Y	Gloria Suarez
2	Juan Azcarate	N	Derek Trent
3	Allison Stowe	Y	Allison Stowe
Alt. 1	Vacant		Erin Williams
Alt. 2 (1 year)	Erin Williams	Y	Laurie Sargent
CONSTRUCTION CODE BOARD			
1	Paul Kunze	N	Todd Cranford
2	Eugene Hauptmann	N	John Straube Jr.
3	Jason Pyka	N	Sarah Kewak
Alt. 1	Kathleen Kender	N	Michael Sutera
Alt. 3	Benjamin Spotswood	N	Amanda Cooper
HISTORIC REVIEW COMMISSION			
4	Frank Besadesky	N	Laurie Sargent
5	Allison Stowe	Y	Allison Stowe
6	Melissa Kenfield	N	Anita Jones
LIBRARY BOARD			
6	Toshia Kimball	Y	Toshia Kimball
7	Irene Chavira	N	Justin Strauch
PARKS & RECREATION BOARD			
1	Craig Allen	Yes	Craig Allen
4	Joni Robinson	No - Termed	Gerald Dyson
6	Kevin Sewart	N	Nicholas Puente
7	Kim Mullis	Y	Kim Mullis
R1			Ashleigh Rodriguez

2022 Interview Panel Final Recommendations

PARKS & RECREATION 4B BOARD			
3	Toby Wallis		
4	Matthew Porter		
PLANNING & ZONING COMMISSION			
1	James Byrne	Y	James Byrne
4	Dan Norris	N	Jennifer Grieser
5	Taylor Newsom	N	Keith Scruggs
7	Cory Plunk	N	Harold Gouge
R1			Randall Zabochnik
R2			Byron Betler
PUBLIC ARTS ADVISORY BOARD			
4	Michael Schwerin	No-Termed	Joseph Murdock
5	Lily Courtney	N	Anita Jones
6	Christina Null	Y	Christina Null
7	Steven Shank	Y	Steven Shank
R1			Karen Newman
WYLIE ECONOMIC DEVELOPMENT BOARD			
1	Melisa Whitehead	Y	Melisa Whitehead
2	Gino Mulliqi	Y	Gino Mulliqi
ZONING BOARD OF ADJUSTMENTS			
2	Richard Covington	Y	Richard Covington
3	Drew Wight	N	Sharon Osisanya
4	Byron Betler	Y	Byron Betler
5	Zewge Kagnew	N	Harold Smith
Alt. 1	Richard Miller	N	Jennifer Grieser

RESOLUTION NO. 2006-17(R)**A RESOLUTION OF THE CITY OF WYLIE, TEXAS ADOPTING PROCEDURES FOR THE WYLIE BOARDS AND COMMISSION INTERVIEW PROCESS AND THE APPOINTMENT OF THE 2006-07 BOARDS AND COMMISSION INTERVIEW PANEL.**

WHEREAS, the City of Wylie has nine boards and commissions comprised of a total of 54 members serving staggered two year terms; and

WHEREAS, each year the City of Wylie receives applications from residents for consideration of appointment to City of Wylie Boards and Commissions; and

WHEREAS, applicants for the board and commission members are interviewed by a Selection Panel consisting of three council members; and

WHEREAS, it has been deemed that guidelines be set for the Selection Panel, the application process, the interview process, and the appointment process of the City of Wylie Boards and Commissions.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WYLIE:

SECTION 1: That the City Council of the City of Wylie will appoint a three (3) member Selection Panel each year comprised of three (3) Council Members.

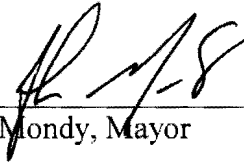
SECTION 2: That applications and scheduling of applicants to be interviewed by the Selection Panel will be completed by the City Secretary and provided to the City Council.

SECTION 3: That the interview process will be held in the City of Wylie Council Chambers and notifications of the interview dates will be posted for the public to attend.

SECTION 4: That City Council can provide a series of questions to the Selection Panel for the applicants to address during their interview.

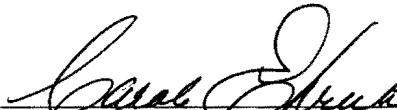
SECTION 5: Recommendations by the Selection Panel will be made in open session and the recommendations will be presented to Council for discussion and approval.

DULY PASSED AND APPROVED by the Wylie City Council on this 23rd day of May 2006.



John Mondy, Mayor

ATTEST:



Carole Ehrlich, City Secretary





Wylie City Council

AGENDA REPORT

Department: City Manager
 Prepared By: City Secretary

Account Code: _____

Subject

Consider, and act upon, appointments to fill the Board of Review vacancies for a term to begin July 1, 2022 and end June 30, 2024.

Recommendation

Motion to approve, _____, _____, and _____ for the Board of Review vacancies for a term to begin July 1, 2022 and end June 30, 2024.

Discussion

Per Ordinance No. 2022-01, prospective Board of Review applicants will be interviewed by the entire City Council.

Applicants:

James Byrne (withdrawn)

Jack Craig

Gerald Dyson (interviewed 5/31-recommended for Parks and Recreation Board)

Joseph Murdock (withdrawn)

Taniki Small (interviewed 5/31)

Derek Trent (interviewed 5/31-recommended for Cemetery Advisory Board)

Thomas Volmer (interviewed 5/31)

Board of Review Application

Personal Information

First Name *

Jack

Last Name *

Craig

Residency

You must be a Wylie resident to serve on this board.

Wylie resident *

☒ Yes ☐ No

Length of Residency

Years *

4

Months *

2

Voter Status

Registered Voter *

☒ Yes ☐ No

Voter Registration County *

Collin

Employment Information

Occupation

General manager

Work experience that may be beneficial to the board you are applying for.

Board/Commission Service

Currently serve on a board/commission *

☐ Yes ☒ No

Why you would like to serve as a Board of Review member: *

I am passionate about the well-being and family centered growth of Wylie.

Board of Ethics Application

Personal Information

Please provide full legal name.

First Name *

Gerald

Last Name *

Dyson

Residency

You must be a Wylie resident to serve on this board.

Are you a Wylie resident? *

☒ Yes ☐ No

How long have you been a Wylie resident?

Years *

2

Months *

9

Voter Status

Registered Voter *

☒ Yes ☐ No

Voter Registration County *

Collin

Employment Information

Occupation

Business Owner, Holistic Health Practitioner, Nutritionist

If applicable, please list any work experience that may be beneficial to the board you are applying for.

Board/Commission Service

Do you currently serve on a board/commission? *

☐ Yes ☒ No

Please indicate briefly why you would like to serve as a Board of Ethics member: *

As a Christian business owner for over 12 years, it is on a daily basis that we must realign our own interests with those of the greater community and those we serve. I will be honored to contribute the utmost guidance and direction when it comes to our City of Wylie doing exactly that.

Acknowledgment & Signature

Signature *

GW DYSON

Date *

11/20/2021

Board of Review Application

Personal Information

First Name *

Taniki

Last Name *

Small

Residency

You must be a Wylie resident to serve on this board.

Wylie resident *

☒ Yes ☐ No

Length of Residency

Years *

4

Months *

2

Voter Status

Registered Voter *

☒ Yes ☐ No

Voter Registration County *

Collin

Employment Information

Occupation

Manager

Work experience that may be beneficial to the board you are applying for.

I have managed medium to large projects. I am also a US Army veteran.

Board/Commission Service

Currently serve on a board/commission *

☐ Yes ☒ No

Why you would like to serve as a Board of Review member: *

It is time for me to give back to my community and serve in whatever capacity is needed.

Board of Review Application

Personal Information

First Name *

Derek

Last Name *

Trent

Residency

You must be a Wylie resident to serve on this board.

Wylie resident *

☒ Yes ☐ No

Length of Residency

Years *

2

Months *

2

Voter Status

Registered Voter *

☒ Yes ☐ No

Voter Registration County *

Collin

Employment Information

Occupation

Software Engineer

Work experience that may be beneficial to the board you are applying for.

Board/Commission Service

Currently serve on a board/commission *

☐ Yes ☒ No

Why you would like to serve as a Board of Review member: *

I would like to help the city of Wylie determine resolutions for problems in the community and necessary changes. Getting involved and contributing to my community would give me a great sense of purpose and I believe I can balance being logical and empathetic in my decision making.

Board of Review Application

Personal Information

First Name *

Thomas

Last Name *

Volmer

Residency

You must be a Wylie resident to serve on this board.

Wylie resident *

☒ Yes ☐ No

Length of Residency

Years *

5

Months *

0

Voter Status

Registered Voter *

☒ Yes ☐ No

Voter Registration County *

Collin

Employment Information

Occupation

IT Executive / Commercial Construction Industry

Work experience that may be beneficial to the board you are applying for.

I've held a variety of leadership roles from Director of IT to CIO. I have experience in the Hospitality, Entertainment, Oil & Gas and for the last 10 years in Commercial Construction.

Board/Commission Service

Currently serve on a board/commission *

☐ Yes ☒ No

Why you would like to serve as a Board of Review member: *

Economic Development

ORDINANCE NO. 2022-01

AN ORDINANCE OF THE CITY OF WYLIE, TEXAS, REPEALING ORDINANCE NO. 2014-19, CREATING A CODE OF CONDUCT; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR REPEALING, SAVINGS, AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the City of Wylie ("City" or "Wylie") desires for all of its citizens to have confidence in integrity, independence, and impartiality of those who act on their behalf in government;

WHEREAS, the City of Wylie previously adopted Ordinance No. 2014-19, establishing a Code of Ethics; and

WHEREAS, the City of Wylie desires to create a Code of Conduct and repeal Ordinance No. 2014-19, as of the Effective Date of this Ordinance.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS that:

Section 1. Creation of Code of Conduct

The City of Wylie creates this Code of Conduct (the "Code") and repeals Ordinance No. 2014-19, as of the Effective Date of this Ordinance.

Section 2. Policy

The proper operation of democratic local government requires that City Officials be independent, impartial and responsible to the people; that local government decisions and policy be made in the proper channels of the government structure; that public office not be used for personal gain; and that the public have confidence in the integrity of its City Officials. It is the policy of the City of Wylie that its City Officials meet the standards of conduct established in this Ordinance. Conduct not regulated herein is not subject to this Code.

Section 3. Definitions

Administrative Board means any board, commission, or other organized body: (1) that has, by law, final decision-making authority on matters within its jurisdiction and that is either: (a) established under the City Charter, by City ordinance, or by appointment by the City Council or the Mayor; or (b) whose members are all council members or are appointed or confirmed by the City Council; or, (2) created as a non-profit economic development corporation by the City Council under the authority of the Development Corporation Act of 1979, as amended.

Advisory Board means a board, commission, or other organized body other than an Administrative Board, that was created by an act of the City Council whose members are appointed or confirmed by the City Council or by an act of the Mayor and are charged with making recommendations to the City Council on matters within its jurisdiction.

Board of Review means the body charged with reviewing and acting on Complaints under this Ordinance.

City Official or Official means the Mayor; a member of the City Council, members of Administrative Boards, and Advisory Boards, appointed by the Mayor or City Council.

Code of Conduct means this Code of Conduct ("Code"). Only a City Official may be held responsible for violations of the Code.

Economic Interest means a legal or equitable property interest in land, chattels, and intangibles, and contractual rights having a value of more than fifty thousand dollars (\$50,000.00). Service by a City Official as an Officer, director, advisor, or otherwise active participant in an educational, religious, charitable, fraternal, or civic organization does not create for that City Official an "Economic Interest" in the property of the organization.

Official Action means:

- (1) Any affirmative act (including the making of a recommendation) within the scope of, or in violation of, an Official's duties; or
- (2) Any failure to act, if the Official is under a duty to act.

Section 4. Covered officials

The rules of conduct contained below apply generally to City Officials unless otherwise specified.

Section 5. City Officials required to comply with both state and local law

When a City Official's conduct is regulated by a provision of this Ordinance and a similar provision of state law, and it is possible to comply with the requirements of both, a City Official shall comply with both.

Section 6. Education

The City shall provide training and educational materials to City Officials on their obligations under state law and this Ordinance. Such training shall include at least one formal classroom session in each calendar year. All City Officials shall annually attend the formal training session offered by the City or equivalent training sessions conducted by the City Attorney, the Texas Municipal League, or similar organizations. The City also shall prepare and distribute written materials on the subject to each City Official at the time of his or her election or appointment to office.

Section 7. Standards of Conduct for City Officials

(A) Appearance on behalf of private interests of others

- (1) A member of the City Council shall not appear before the City Council, an Administrative Board or an Advisory Board for the purpose of representing the interests of another person or entity. However, a member of the City Council may, to the extent as otherwise permitted by law, appear before any such body to represent the member's own interests or the interests of the member's spouse or minor children.
- (2) A City Official who is not a member of the City Council shall not appear before the body on which he or she serves for the purpose of representing the interests of another person or entity, and shall not appear before any other body for the purpose of representing the interests of another person or entity in connection with an appeal from a decision of the

body on which the City Official serves. However, the City Official may, to the extent as otherwise permitted by law, appear before any such body to represent the City Official's own interests or the interests of the City Official's spouse or minor children.

(B) Misuse and disclosure of confidential information

- (1) It is a violation of this Code for a City Official to violate Texas Penal Code § 39.06 (Misuse of Official Information).
- (2) A City Official shall not disclose to the public any information that is deemed confidential and/or privileged under any federal, state, local law, or Council rules, unless authorized by law.

(C) Restrictions on political activity and political contributions

- (1) No City Official shall use state or local funds or other resources of the City to electioneer for or against any candidate, measure, or political party.
- (2) A City Official shall not directly or indirectly induce, or attempt to induce, any City employee:
 - a. To participate in an election campaign (beyond merely encouraging another to vote), to participate in a political fundraising activity, or to contribute to a political candidate or political committee;
 - b. To engage in any other activity relating to a particular candidate, party or issue that is not directly related to a legitimate function of City government; or
 - c. To refrain from engaging in any lawful political activity after working hours.

(D) Use of cell phones or electronic devices by appointed or elected officials during meetings of Administrative Boards and Advisory Boards, of which they are a member

City Officials shall refrain from communicating on cell phones or electronic devices during a City meeting at which the City Official is attending as a member of that Administrative Board or Advisory Board, except as provided below. However, City Officials may access agendas and information relevant to a past, current, and/or future agenda. Cell phones shall be turned off or put on vibrate during meetings. Should it be necessary to use a cell phone, City Officials shall step down from the dais. Text messaging, emails, and other electronic or written communications shall not be sent during a meeting unless it is an emergency.

(E) Conflicts of Interest

A City Official must not use, or attempt to use, his or her official position or office, or take or fail to take any action, or influence, or attempt to influence, others to take or fail to take any action, in a manner which he or she knows, or has reason to believe, may result in a personal, financial benefit, or Economic Interest not shared with a substantial segment of the City's population, for any of the following persons or entities:

- (1) The Official;
- (2) The Official's relative, or the employer or business of the relative;
- (3) A person with which the Official has a financial or business relationship, including but not limited to:
 - a. A business of the Official, or the Official's spouse or domestic partner, or someone who works for such outside employer or business; or
 - b. A client or substantial customer.

- (4) A nongovernmental civic group, social, charitable, or religious organization of which the Official, or the Official's spouse or domestic partner, is an officer or director; or
- (5) A public or private business entity for which the Official, or his or her relative serves as a director, general partner, or officer, or in any other policy-making position except when so appointed to the position by the City.

(F) Compliance with Texas Local Government Code Chapters 171 and 176

It is a violation of this Code for a City Official to violate Texas Local Government Code, §§ 171 and 176 and Texas Penal Code § 36.08

(G) Prohibitions - Granting Special Privileges and Use of City Supplies and Equipment

It is a violation of this Code for a City Official:

- (1) To use his official position to secure special privileges or exemptions for himself or others;
- (2) To grant any special consideration, treatment or advantage to any citizen, individual, business organization or group beyond that which is normally available to every other citizen, individual, business organization or group. This shall not prevent the granting of fringe benefits to City employees as a part of their contract of employment or as an added incentive to the securing or retaining of employees; or
- (3) To use City supplies, equipment or facilities for any purpose other than the conduct of official City business, unless otherwise provided for by law, ordinance or City policy.

Section 8. Board of Review

(A) Creation and appointment

There is hereby created a Board of Review ("BOR") to consist of five (5) members and two (2) alternates.

- (1) The BOR shall review Complaints regarding alleged violation(s) of the Code ("Complaints"), review applicable waivers regarding the alleged violation(s), and determine if a Complaint should be dismissed under the criteria, as outlined herein.
- (2) Prospective BOR members shall be interviewed and appointed by a majority of the City Council present at a duly called meeting.

(B) Qualifications

- (1) All members must live within the City of Wylie city limits and be at least 18 years of age;
- (2) BOR members may not be:
 - a. The spouse or the domestic partner of the individual filing the Complaint ("Complainant") or the individual who is the subject of the Complaint ("Respondent") is the spouse or domestic partner.
 - b. Serving on any other Council appointed Board or Commission during their term on the BOR;
 - c. A City Council member or City of Wylie employee, or the spouse or domestic partner of a City Council member or City of Wylie employee;
 - d. An elected public official; or
 - e. A candidate for elected public office at the time of their term on the BOR.

(C) Terms of appointment / Limitations

- (1) BOR members may serve only one (1) term of two (2) consecutive years.
- (2) BOR members shall serve until any Complaints pending during their appointed term have been fully adjudicated by the BOR.
- (3) If a person selected to serve on the BOR pursuant to this subsection cannot fulfill his or her duties as a member of the BOR due to illness, travel, disqualification under the terms outlined above, or another bona fide reason, or otherwise refuses to serve on the BOR, that person shall be requested to confirm that fact with the City Secretary in writing within 15 calendar days of receipt of the service notification. In this event, the City Secretary shall repeat the process outlined herein until a substitute has been selected.

(D) Training / Removal

- (1) BOR members must attend training regarding the role and responsibilities of service on the BOR prior to handling a Complaint. The unexcused absence of any member of the BOR from three (3) consecutive meetings, unless the BOR has excused the absence for good and sufficient reasons, as determined by the BOR, shall constitute a resignation from the BOR.
- (2) A BOR member serves at the pleasure of the City Council and may be removed before the expiration of the member's term by the City Council in its sole discretion. Before removing a member, the BOR shall specify the cause for a recommendation of removal and shall give the BOR member the opportunity to present the member's defense to removal. The recommendation for the City Council to remove a BOR member shall be brought to the City Council for an official vote.

(E) Consultation with City Attorney

The City Attorney is authorized to issue to any City Official, upon reasonable request, formal written opinions regarding the applicability of the provisions of the conduct laws to an action the City Official is considering taking in the future. The BOR and/or the City Council may consult with the City Attorney or a designee of the City Attorney regarding legal issues which may arise in connection with this section and may request advisory assistance from the City Attorney in conducting hearings during any stage of the process. The City Attorney serves as legal counsel for the City Council and not any individual City Council member.

(F) Reviewing Attorney

- (1) The City Council shall approve a list of three (3) independent private attorneys recommended by the City Attorney who may individually serve as a "Reviewing Attorney" for Complaints filed under this section. The Reviewing Attorney shall be chosen by the City Manager by lot.
- (2) To be qualified, the Reviewing Attorney must be an attorney in good standing with the State Bar of Texas, have been licensed to practice in the State of Texas for at least ten (10) consecutive years, and have at least five (5) years of experience working with municipalities in Texas. The Reviewing Attorney may not be:
 - a. A City Council member or City of Wylie employee, or the spouse or domestic partner of a City Council member, Board member or City of Wylie employee;
 - b. An elected public official; or
 - c. A candidate for elected public office at the time of their service.

(G) Complaint Process

- (1) **Filing Complaints.** Any citizen of Wylie who believes that there has been a violation of the Code may file a sworn Complaint with the City Secretary. The Complaint shall:
 - a. Identify the person or persons who allegedly committed the violation;
 - b. Provide a statement of the facts on which the Complaint is based;
 - c. To the extent possible, identify the rule or rules allegedly violated; and
 - d. Be sworn to in the form of an affidavit and be based on personal knowledge of the affiant and be subject to the laws of perjury.
 - e. The Complainant may also recommend other sources of evidence that the Reviewing Attorney should consider and may request a hearing.
 - f. Complaints arising out of an event or a series of related events shall be addressed in one complaint. Complainants shall not file separate or serial complaints arising from any event or series of events that have been or could have been addressed in a previous Complaint. When two or more Complaints are sufficiently similar in nature and remedy sought to permit their resolution through one proceeding, the City may consolidate the complaints.
- (2) **Confidentiality.** No City Official shall reveal information relating to the filing or processing of a Complaint, except as required for the performance of Official duties. Documents relating to a Complaint will be maintained by the City Secretary in accordance with applicable records retention laws and are confidential, to the extent permitted by law.
- (3) **Notice / Timelines / Representation**
 - a. Days, as used herein, is defined as City business days.
 - b. All timelines provided herein must be followed, subject only to extensions approved in writing by the City Manager based on the individual circumstances surrounding the review of the Complaint.
 - c. A Complaint must be filed with the City Secretary within six (6) months of the date the Complainant knew, or with reasonable diligence should have known, of the events or series of events giving rise to the Complaint. The City Secretary shall not accept or process any Complaint that is filed more than six (6) months after the date of the violation alleged in the Complaint. Complaints not filed within this timeframe are barred and will be dismissed as untimely.
 - d. Within three (3) business days of receiving a Complaint, the City Secretary shall provide a copy of the full Complaint to the City Official who is the subject of the Complaint ("Respondent"), the City Attorney, the City Manager, and the Reviewing Attorney.
 - e. If the City Manager is not available or is implicated, the City Secretary will provide copies, as outlined herein.
 - f. The Reviewing Attorney, BOR, and/or City Council shall allow any person who is the subject of a Complaint to designate a representative if he or she wishes to be represented by someone *else* and to present evidence, according to rules adopted by the City Council.
- (4) **Frivolous Complaint**
 - a. For purposes of this section, a "frivolous complaint" is a sworn Complaint that is groundless and brought in bad faith or groundless and brought for the purpose of harassment.
 - b. By a vote of at least two-thirds of those present, the City Council may order a Complainant to show cause why the Complaint filed by the Complainant is not frivolous.
 - c. In deciding if a Complaint is frivolous, the City Council will be guided by Rule 13 of the Texas Rules Civil Procedure, and may also consider:

- i. The timing of the sworn Complaint with respect to when the facts supporting the alleged violation became known or should have become known to the Complainant, and with respect to the date of any pending election in which the Respondent is a candidate or is involved with a candidacy, if any;
 - ii. The nature and type of any publicity surrounding the filing of the sworn Complaint, and the degree of participation by the Complainant in publicizing the fact that a sworn Complaint was filed;
 - iii. The existence and nature of any relationship between the Respondent and the Complainant before the Complaint was filed;
 - iv. If Respondent is a candidate for election to office, the existence and nature of any relationship between the Complainant and any candidate or group opposing the Respondent;
 - v. Any evidence that the Complainant knew or reasonably should have known that the allegations in the Complaint were groundless; and
 - vi. Any evidence of the Complainant's motives in filing the Complaint.
 - d. Notice of an order to show cause shall be given to the Complainant, with a copy to the Respondent, and shall include:
 - i. An explanation of why the Complaint against a Respondent appears to be frivolous; and
 - ii. The date, time, and place of the hearing to be held under this section.
 - e. Before making a determination that a sworn Complaint against a Respondent is frivolous, the City Council shall hold a hearing at which the Complainant may be heard and accompanied by his or her retained counsel.
 - f. By a record vote of at least a simple majority of those present after the hearing under this section, the City Council may determine that a Complainant filed a frivolous Complaint and may recommend sanctions against that Complainant.
 - g. Before imposing a sanction for filing a frivolous Complaint, the City Council shall consider the following factors:
 - i. The seriousness of the violation, including the nature, circumstances, consequences, extent, and gravity of the violation;
 - ii. The sanction necessary to deter future violations; and
 - iii. Any other matters that justice may require.
 - h. The City Council may impose the following sanctions:
 - i. A civil penalty of not more than \$500;
 - ii. Imposition of attorneys' fees incurred by Respondent;
 - iii. Any other sanction permitted by law; and/or
 - iv. The City Council may notify the appropriate regulatory or supervisory agency for their appropriate action. This may include a referral for criminal prosecution if the facts so warrant.
- (5) Review of Complaint
- a. Within seven (7) business days of receiving the Complaint from the City Secretary, the Reviewing Attorney shall issue a written advisory opinion, dismissing or referring the Complaint to the BOR:
 - i. Dismiss the Complaint if:
 - 1. The deadline for filing a Complaint has passed;
 - 2. The accused is not subject to the Code;
 - 3. The conduct alleged is not regulated under the Code;
 - 4. The Complaint is not completed as defined herein or signed and sworn to by the person filing the Complaint in the form of an affidavit; or

5. The person who is the subject of the Complaint had obtained a waiver permitting the conduct.
 - ii. Dismissal of a Complaint under this provision is final and non-appealable.
 - iii. If the Reviewing Attorney dismisses the Complaint, the Reviewing Attorney shall forward a copy of the dismissal to the Complainant, Respondent, City Council, and the Board on which the Respondent is a member, if applicable.
 - b. If the Reviewing Attorney does not dismiss the Complaint, as provided herein, the Reviewing Attorney shall refer the Complaint and the advisory opinion to the BOR for review under this provision. The Reviewing Attorney's referral of the Complaint and advisory opinion to the BOR does not mean that any of the allegations of the Complaint are true or false or that any current City Official has or has not violated the Code.
 - c. If the Complaint is referred to the BOR for review, the Reviewing Attorney shall also copy his or her advisory opinion to the Complainant, the City Manager, and the City Attorney within seven (7) business days of receipt of the Complaint. For Complaints not dismissed by the Reviewing Attorney, and subsequently referred to the BOR, the notice to the Respondent will include notice of the Respondent's option to file a written response to the advisory opinion with the City Secretary within seven (7) business days of receipt of the opinion from the Reviewing Attorney. The City Secretary will forward the Respondent's written response to the BOR with the Complaint and the Reviewing Attorney's advisory opinion.
- (6) Board of Review Process.
- a. The BOR shall meet within forty-five (45) days of receiving a referral of a Complaint from the Reviewing Attorney, unless extended by the City Council. The BOR will review the Complaint, the Reviewing Attorney's advisory opinion, the Respondent's response (if any), and applicable City policies, ordinances, and/or other related information (the "BOR Record").
 - b. The BOR may dismiss a Complaint as provided below or, if not dismissed, refer the Complaint to the City Council for consideration as outlined herein.
- (7) The BOR Review and City Council Review / Hearing
- a. The BOR may dismiss a Complaint if:
 - i. The alleged violation is a minor or de minimis violation;
 - ii. The Complaint *is*, on its *face*, frivolous, groundless, or brought for purposes of harassment;
 - iii. The matter has become moot because the Respondent is no longer an elected official or Administrative Board or Advisory Board member; or
 - iv. The Respondent came into voluntary compliance.
 - c. The determination regarding whether a complaint is frivolous and subject to sanctions will be addressed by the City Council as outlined in Section 8(G)(3) herein.
 - d. The BOR will conduct its review of a Complaint not dismissed pursuant to paragraph 3.a.i. of this section at meetings which are open to the public.
 - e. The rules shall require the dismissal and the reason for dismissal to be submitted by the BOR in writing and available to the public within forty-five (45) days of considering the Complaint under paragraph 4.b. above, unless extended by the City Council. A dismissal under this provision by the BOR is final and non-appealable.
 - f. If the BOR does not dismiss the Complaint, the BOR will refer the Complaint, BOR Record to the City Council within forty-five (45) business days of considering the Complaint, unless extended by the City Council.

(7) City Council Review / Hearing

- a. Not later than 15 business days after the BOR forwards a Complaint to the City Council for consideration, or 15 business days after the BOR's deadline to issue a decision, the City Secretary shall notify in writing the City Council, the Complainant and the Respondent of the date, time and location of a hearing on the Complaint. Such written notice shall be sent to the Complainant and the Respondent by email, mail, and/or certified mail, return receipt requested. If the hearing is not held within 45 business days after receipt of the Complaint, the City Secretary shall notify both the Complainant and the Respondent of the reasons for the delay.
- b. All hearings shall be conducted in accordance with the Texas Open Meetings Act, Tex. Government Code Chapter 551. The City Council shall have the right to hold the hearing in open or closed session as permitted by applicable laws and regulations. Additionally, the City Council shall establish time limits and other rules of procedure for a hearing and relating to the participation of any person in the hearing. Subject to the rules of procedure established by the City Council for the hearing:
 - i. Both the Complainant and the Respondent shall have the right to a full and complete hearing with the opportunity to call witnesses and present evidence on his/her behalf.
 - ii. All proceedings of the hearing shall be recorded by audio recording if a court reporter is not used, or reduced to writing by a court reporter if present for the hearing. If a court reporter is not used, the audio recording shall be filed with the City Secretary within such time as specified by the City Council. If a court reporter is used, the court reporter's transcript of the hearing shall be filed with the City Secretary within such time as is specified by the City Council.
 - iii. The procedures established by the City Council shall allow the Complainant and the Respondent sufficient time to examine and respond to any evidence not presented to them in advance of the hearing.
 - iv. The rules shall require the City Council to schedule the hearing at a time that is reasonably convenient to both the person who submitted the Complaint and the subject of the Complaint.
- g. The City Council shall consider the BOR Record, the Complaint, the Respondent's response (if any), and the advisory opinion of the Reviewing Attorney, and evidence submitted in the course of the hearing. The final action, decision, or vote of the council with regard to the Complaint shall be taken or made only in a meeting that is open to the public. The City Council shall base its finding of whether a violation occurred on a preponderance of the evidence. Only members of the City Council present for the hearing may participate in its decision.
- h. The City Council shall consider, when it makes findings and recommendations, the severity of offense; the presence or absence of any intention to conceal, deceive, or mislead; whether the violation was deliberate, negligent, or inadvertent; and whether the incident was isolated or part of a pattern.
- i. The City Council shall dismiss a Complaint if the Complainant does not appear at the hearing and if, in the opinion of the City Council, it would be unfair to the Respondent to proceed without the Respondent having the opportunity to question and address the issues raised in the Complaint.
- j. A City Council member may not participate in the Complaint review process and/or hearing if the member is the subject of the Complaint or is the Complainant, or if the Respondent or Complainant is related to the City Council member within a prohibited level of affinity or consanguinity.

- k. The decision of the City Council is final and non-appealable.

(H) Findings / Consequences

- (1) City Officials deemed to be in violation of the Code are subject to consequences, including but not limited to the following:
 - a. Censure - If the violation did not involve a matter of public concern and the City Council finds that a violation of this Code occurred, the City Council may issue a censure of the City Official, to the extent permitted by law.
 - b. Letter of Notification - The City Council may issue a letter of notification if the City Council finds that a violation of this Code was clearly unintentional. A letter of notification must advise the City Official of any steps to be taken to avoid future violations.
 - c. Letter of Admonition - The City Council may issue a letter of admonition if the City Council finds that a violation of this Code was minor, but where the circumstances call for a more substantial response than a letter of notification.
 - d. Reprimand - To the extent permitted by law, City Council may issue a reprimand if the City Council finds that a violation of this Code was not minor and was committed intentionally or through reckless disregard.
 - e. Removal from Leadership Position - In addition to, or in place of, the consequences outlined above, the City Council may remove a City Official from any leadership position held by that City Official as a member of the body in which the City Official serves.
 - f. Removal from Administrative Boards and Advisory Boards - In addition to, or in place of, the consequences outlined above, the City Council may remove an appointed City Official from Administrative Boards and Advisory Boards.

Section 9. Other Obligations

This Code is cumulative of, and supplemental to, applicable state and federal laws and regulations. Compliance with the provisions of this Code shall not excuse or relieve any person from any obligation imposed by state or federal law regarding conduct, financial reporting, lobbying activities, or any other issue addressed herein.

Even if a City Official is not prohibited from taking official action by this Code, action may be prohibited by duly promulgated personnel rules, which may be more stringent.

Section 10. Effective Date

This Code shall take effect on January, 11, 2022, following its adoption and publication as required by law (the "Effective Date").

Section 11. Distribution and Training

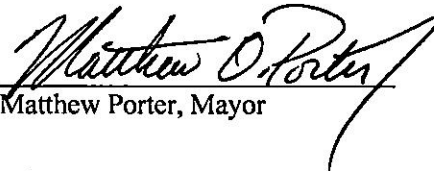
- (A) Every person shall be provided reasonable opportunity to review this Code as a condition of their candidacy and/or application to be a City Official. At the time of application for a position of City Official, every applicant shall be furnished with a copy of this Code.
- (B) Individuals seated as City Officials on the Effective Date of this Ordinance shall be bound by it and shall sign a written acknowledgement of receipt and understanding of this Code within 30 days of the Effective Date. All City Officials elected, appointed or retained following the Effective Date of this Code shall sign a written acknowledgement of receipt and understanding of this Code before

- performing any of the duties or functions of the City Official's position.
- (C) The City Attorney or City Manager as designated by the City Council shall develop educational materials and conduct educational programs for the City Officials on the provisions of this Code, the City Charter, and Chapters 171 and 176 of the Texas Local Government Code. Such materials and programs shall be designed to maximize understanding of the obligations imposed by these conduct laws.

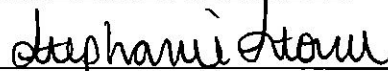
Section 12. Severability

If any provision of this Code is found by a court of competent jurisdiction to be invalid or unconstitutional, or if the application of this Code to any person or circumstances is found to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this Code which can be given effect without the invalid or unconstitutional provision or application.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, on this 11th day of January, 2022.


Matthew Porter, Mayor

**ATTESTED AND
CORRECTLY RECORDED:**


Stephanie Storm



Date of publication in *The Wylie News* – January 19, 2022



The Farmersville Times • Murphy Monitor • The Princeton Herald • The Sachse News • THE WYLIE NEWS

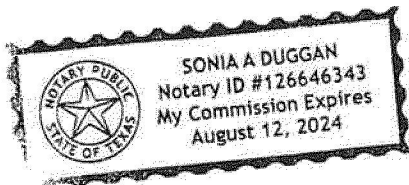
STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, on this day personally appeared Chad Engbrock, publisher of C & S Media, dba *The Wylie News*, a newspaper regularly published in Collin County, Texas and having general circulation in Collin County, Texas, and being in compliance with Section 2051.044, Texas Government Code (a); (1), (2), (3) and (4), who being by me duly sworn, deposed and says that the foregoing attached:

City of Wylie
Legal Notice – Ordinance No. 2022-01 & Ordinance No. 2021-55
was published in said newspaper on the following date(s), to-wit:
January 19, 2022

Chad Engbrock, Publisher

Subscribed and sworn before me on this, the 20th day of January, 2022, to certify which witness my hand and seal of office.



Notary Public in and for
The State of Texas

My commission expires 08/12/2024.

**Ordinance
No. 2021-55**

An Ordinance Of The City Of Wylie, Texas, Amending Chapter 110 (Traffic And Vehicles) Of Article Vi. (Stopping, Standing, And Parking) Of Section 110-173 (Stopping, Standing, Or Parking Prohibited In Certain Places) Of The Wylie Code Of Ordinances; Creating Section 110-173 (G) Prohibiting The Stopping, Standing, Or Parking Of A Vehicle Along The North Side Of Cloudcroft Dr. From S. Ballard Ave. East To The West Property Line Of 115 Cloudcroft (Approximately 582 Feet) And The South Side Of Cloudcroft Dr. From S. Ballard Ave. East To The Point Of Intersection With Vail Ln. (Approximately 560 Feet) And On Both Sides Of Stoneybrook Dr. From S. Ballard Ave. West To The Point Of Intersection With Willow Way (Approximately 360 Feet) During Those Times Set Forth In This Ordinance; Establishing An Offense; Providing For A Penalty For The Violation Of This Ordinance; Providing For Repealing, Savings And Severability Clauses; Providing For An Effective Date Of This Ordinance; And Providing For The Publication Of The Caption Hereof.

38-1t-86li

CITY OF WYLIE**Ordinance
No. 2022-01**

An Ordinance Of The City Of Wylie, Texas, Repealing Ordinance No. 2014-19, Creating A Code Of Conduct; Providing For A Penalty For The Violation Of This Ordinance; Providing For Repealing, Savings, And Severability Clauses; Providing For An Effective Date Of This Ordinance; And Providing For The Publication Of The Caption Hereof.



Wylie City Council

AGENDA REPORT

Department: Finance

Prepared By: Melissa Beard

Account Code: See Exhibit A

Subject

Consider, and act upon, Ordinance No. 2022-47 amending Ordinance No. 2021-43, which established the budget for fiscal year 2021-2022; providing for repealing, savings and severability clauses; and providing for an effective date of this ordinance.

Recommendation

Motion to approve Item as presented.

Discussion

Fuel costs continue to increase. The FY 22 budget fuel cost was based on the price of gas and diesel a year ago. The cost has increased approximately \$2 per gallon since June of 2021. This is having an impact for the departments that are dependent on using vehicles for their daily activities. 80% of the General Fund increase is due to Public Safety.

General Fund expenditures will increase \$100,000 and the Fund Balance will decrease the same amount.
 4B Sales Tax Fund expenditures will increase \$3,300 and the Fund Balance will decrease the same amount.
 Utility Fund expenditures will increase \$17,000 and the Fund Balance will decrease the same amount.

ORDINANCE NO. 2022-47

AN ORDINANCE OF THE CITY OF WYLIE, TEXAS, AMENDING ORDINANCE NO. 2021-43, WHICH ESTABLISHED THE BUDGET FOR FISCAL YEAR 2021-2022; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council heretofore adopted Ordinance No. 2021-43 setting forth the Budget for Fiscal Year 2021-2022 beginning October 1, 2021, and ending September 30, 2022; and,

WHEREAS, the City Departments and Divisions routinely review their budget appropriations to determine if any changes are necessary; and

WHEREAS, based upon said review the City staff now recommends that certain amendments to the Budget be considered by the City Council; see Exhibit A; and,

WHEREAS, the City Council has the authority to make amendments to the City Budget under Article VII, Section 4 of the City Charter, as well as State law; and,

WHEREAS, the City Council has determined that the proposed amendments to the FY 2021-2022 Budget; see Exhibit A, with the revenues and expenditures therein contained, is in the best interest of the City; and therefore, desires to adopt the same by formal action.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WYLIE, TEXAS:

SECTION I: The proposed amendments to the FY 2021-2022 Budget of the City of Wylie; Exhibit A, as heretofore adopted by Ordinance No. 2022-47, are completely adopted and approved as amendments to the said FY 2021-2022 Budget.

SECTION II: All portions of the existing FY 2021-2022 Budget and Ordinance No. 2021-43, except as specifically herein amended, shall remain in full force and effect, and not be otherwise affected by the adoption of the amendatory ordinance.

SECTION III: Should any paragraph, sentence, sub-division, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part or parts as declared to be invalid, illegal, or unconstitutional.

SECTION IV: This ordinance shall be in full force and effect from and after its adoption by the City Council and publication of its caption as the law and the City Charter provide in such cases.

SECTION V: That all other ordinances and code provisions in conflict herewith are hereby repealed to the extent of any such conflict or inconsistency and all other provisions of the Wylie City Code not in conflict herewith shall remain in full force and effect.

SECTION VI: The repeal of any ordinance, or parts thereof, by the enactment of the Ordinance, shall not be construed as abandoning any action now pending under or by virtue of such ordinance; nor shall it have the effect of discontinuing, abating, modifying or altering any penalty accruing or to accrue,

nor as affecting any rights of the municipality under any section or provision of any ordinances at the time of passage of this ordinance.

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas, this 14th day of June, 2022.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary

**Budget Amendment
Increase to Fuel Budget**

Exhibit A

Fund	Department	Account Number	Account Description	Debit	Credit
100	5112	52310	Fuel and Lubricants	15,000.00	
100	5411	52310	Fuel and Lubricants	5,000.00	
100	5211	52310	Fuel and Lubricants	36,000.00	
100	5231	52310	Fuel and Lubricants	44,000.00	
			General Fund Total	100,000.00	
112	5614	52310	Fuel and Lubricants	3,300.00	
			4B Sales Tax Total	3,300.00	
611	5712	52310	Fuel and Lubricants	12,000.00	
611	5714	52310	Fuel and Lubricants	5,000.00	
			Utility Fund Total	17,000.00	
				<u>120,300.00</u>	<u>0.00</u>



Wylie City Council

AGENDA REPORT

Department: Purchasing **Account Code:** 473-5473-58570
Prepared By: Glenna Hayes

Subject

Consider, and act upon, the award of a professional services project order (PSPO) #W2022-85-E for the Wylie Historic Area Drainage Master Plan to Huitt-Zollars, Inc. in the amount of \$197,000.00 and authorizing the City Manager to execute any necessary documents.

Recommendation

Motion to approve Item as presented.

Discussion

The City of Wylie has gone through tremendous growth in the last few decades. In keeping up with continuous development and redevelopment, the revitalization of downtown and older neighborhoods continues to be a priority for the community. To reinforce this, the City passed a 2021 Bond Program that partially outlined funding specifically to improve the historic areas of the City.

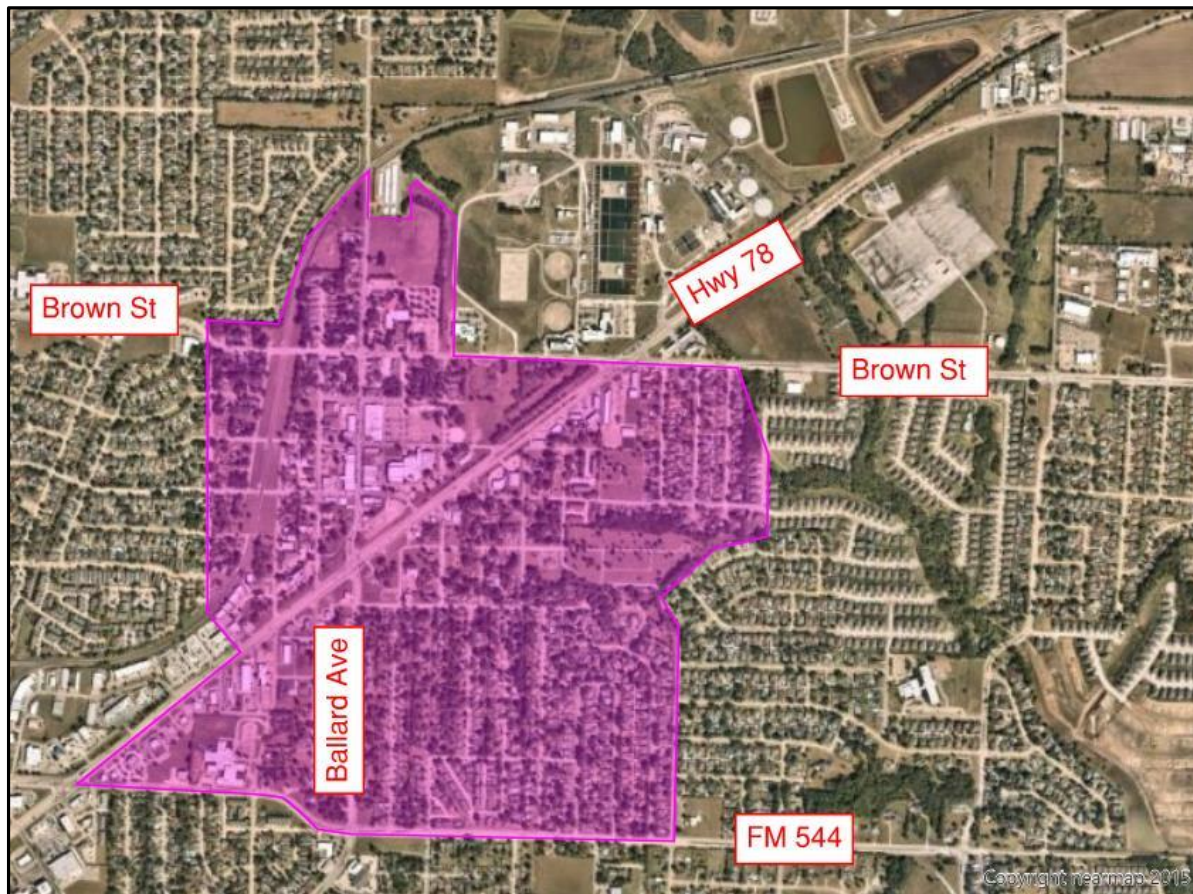
The lack of drainage infrastructure reflects Wylie's historical roots. To address these concerns, City staff would like to begin to develop a comprehensive plan to address critical drainage problems, as well as to provide an effective tool to manage future development. The goal of this project is to provide an evaluation of existing drainage conditions throughout the area identified by developing an accurate and current understanding of the City's drainage infrastructure and potential solutions to both existing and future issues. The project includes an inventory of existing systems, identifying problem area, and generating a list of future Capital Improvement Projects (including costs and funding mechanisms, outlined to address system deficiencies).

Staff recommends the award of this PSPO to Huitt-Zollars, Inc. as the most qualified firm to provide professional and consulting services for the Wylie Historic Area Drainage Master Plan. This PSPO is issued under Master Agreement for Professional and Engineering Services (MAPES) #W2021-8-E. Staff has determined Huitt-Zollars, Inc. to be the most qualified firm for this project in Category K – Hydraulics, Hydrology/Floodway services, in accordance with Government Code 2254.

CITY COUNCIL AGENDA SUMMARY
PROFESSIONAL SERVICES PROJECT ORDER (PSPO)
BETWEEN THE CITY OF WYLIE and HUITT-ZOLLARS, INC.
WYLIE HISTORIC DOWNTOWN AREA DRAINAGE MASTER PLAN
W2022-85-E

Project Services:

- Preparation of a master drainage plan for the City's Historic Area located primarily along South State Highway 78, between East Brown Street and Stone Road, Wylie, TX
- Approximate Time to Complete: 103 consecutive working days.



Project Description:

Firm will perform the following services for the City:

- Area survey assessment to identify supplemental field survey needs.
- Data collection (including field visits) to develop a detailed understanding of the project site, existing conditions and design constraints.
- Model development utilizing modeling software for stormwater modeling. Model simulation outputs will be reviewed and accessed, including an independent quality control review of the model.
- Prepare a draft and final version of the Drainage Master Plan for the study area; including a summary of the existing stormwater collection system, assessment of existing system performance, system deficiencies, improvement recommendations, and planning-level construction costs for recommendations.
- Preliminary concept improvement recommendations will be reviewed and discussed with City staff, and selected improvements will be modeled in detail.
- Deliverables:
 - Draft Master Drainage Plan
 - Final Drainage Plan
 - Final Existing and Proposed XPSWMM Models.

[END OF SECTION]



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Discuss the completed draft Comprehensive Master Plan - Joint with Planning and Zoning Commission and Comprehensive Plan Advisory Committee.

Recommendation

Discussion and feedback.

Discussion

With the work of the Council appointed Comprehensive Plan Advisory Committee (CPAC), staff from the City, and Freese and Nichols, the draft Comp Plan, started roughly a year ago in mid-2021, is complete.

With the draft complete, CPAC voted unanimously on May 19, 2022, to recommend to the City Council approval of the plan. With that recommendation, staff and the CPAC Chair are soliciting feedback from the P&Z Commission and City Council regarding the Plan.

A presentation is attached outlining the plan process and public involvement, plan conclusions and recommendations, and future work and goals to implement the plan.

Any consensus feedback during the work session discussion may be implemented into the plan prior to the scheduled public hearings on July 5th, in which P&Z will make a recommendation to City Council, and on July 26th, in which Council could formally adopt the Plan.

ENVISION WYLLIE



2022 Comprehensive Plan

JUNE 14, 2022 | JOINT WORKSHOP

Today's Agenda

- Community Engagement Summary
- Plan Highlights
- Next Steps
- Discussion and Q&A





Community Engagement Summary

Online Engagement

06/14/2022 Item WS1.

Wylie Comprehensive Plan | Social Pinpoint

freese.mysocialpinpoint.com/wylieplan

[Home](#)
[Documents](#)
[Get Involved](#)
[Team](#)
[Contact Us](#)

Envision Wylie

City of Wylie 2022 Comprehensive Plan

Welcome to the City of Wylie's comprehensive plan update website! This site includes the latest updates about the process, resources and materials, and opportunities to provide your input. Please check back for updated information.

Wylie Get Involved | Social Pinpoint

freese.mysocialpinpoint.com/wylieplan/getinvolved

[Home](#)
[Documents](#)
[Get Involved](#)
[Team](#)
[Contact Us](#)

CPAC Meeting #1 | Aug. 19, 2021

[Meeting Agenda](#)
[Meeting Presentation](#)
[Meeting Notes](#)

Community Open House #1 | Sept. 13, 2021 (In Person & Online)

[Meeting Presentation](#)
[Meeting Notes](#)

CPAC Meeting #2 and Joint Workshop | Oct. 12, 2021

[Meeting Agenda](#)
[Meeting Presentation](#)
[Meeting Notes](#)

Wylie Docs | Social Pinpoint

freese.mysocialpinpoint.com/wylieplan/docs

[Home](#)
[Documents](#)
[Get Involved](#)
[Team](#)
[Contact Us](#)

DRAFT Plan Documents

Complete Draft Comprehensive Plan (Draft: May 27, 2022)

Appendix: Community Input (Draft: May 27, 2022)

ENVISION WYLIE

Closed for Comment

Sort Comments Recent Popular

We moved to Wylie two years ago due to the small town feel. We loved the openness of the area. Now we're concerned as all the land around us is being sold with plans for mega gas stations, apartments, etc. We left it for the reason it's sad seeing this happening to lovely Wylie.

13 days ago

We are new residents here, having chosen Wylie specifically because of its small town feel, open spaces, parks, and ranches. Of course, the amazing community, churches, beautiful lake, and schools as well. Our concern is losing the small town feel Wylie still maintains in many places, and having it become the next Allen, McKinney, etc. Please prevent overbuilding and keep Wylie beautiful, special, and unique!

14 days ago

The City of Wylie could really use an off-the-leash dog park with a section for big dogs and a section for small dogs. Currently we have to go to Plano or Rockwall to let our dogs off the leash and it would be great not to have to do so.

14 days ago

No more trucking - Highway 78 and 544 are congested with residents but with the intermodal switching station we have so many 18 wheelers on those roads that are already busting at the seams! Enough storage facilities and rail spurs.

14 days ago

We moved here only a year ago and feel very fortunate to have found a place that meets our desire for a quality of life, an acre of land, farm animals, great neighbors, lakefront access, church, active school that puts kids first, beautiful nature and greenery, slower pace. Feel hesitant to change anything because we love so much of what we have found. But I think it would be nice to have a long sidewalk along Beaver Creek road leading to Wylie East High School.

15 days ago

Preservation of open space with more public parks and recreation

15 days ago

City sidewalks connecting to neighborhood trails would be highly utilized if feasible. Easement landowners in neighborhoods should prioritize native Texas plants for fiscal and environmental conservation

view the discussion (1)

ENVISION WYLIE

Previous Activity

Large swaths of 78 and 544 are just ugly. Power lines and telephone lines should be taken underground and efforts to beautify the street by planting underground trees and landscaping.

Start a discussion

14 days ago

The downtown area is quaint, but not anywhere close to being any part of entertainment district, which is what Wylie needs. Unless the intention is to just having a couple of blocks, another location is needed to develop a central dining, recreation, retail center with parking. Ideally you would have a nice outdoor space for kids with a play area, fire pit or picnic area with indoor outdoor seating, a building they move theater or something to do, and some retail.

Start a discussion

14 days ago

This park is pretty much completed at this time. The park should be expanded with bigger and better equipment and a splash pad. It should be a family friendly area.

Start a discussion

14 days ago

Wylie Draft Housing Strategies | Social Pinpoint

freese.mysocialpinpoint.com/wylieplan/draft_housi...

[Home](#)
[Documents](#)
[Get Involved](#)
[Team](#)
[Contact Us](#)

Draft Housing Strategies Survey

Goal H1. Preserve Wylie's existing neighborhoods.

Strategy H1a. Continue proactive code enforcement efforts and identify resources available to residents who may need assistance addressing violations.

Code enforcement plays a critical role in preserving the quality of life in residential. The City should continue the current proactive code enforcement practice to assist in maintaining neighborhoods over time. Additionally, innovative policies should be examined and tested where applicable, such as partnering with local volunteer organizations who could assist some residents address minor violations, perhaps due to the financial burden or lack of the physical ability required to address some issues, or a City-funded need-based grant program that can be used to assist in paying for larger repairs that require professional services. This and similar approaches could resolve violations, keep neighborhoods vibrant, and avoid fines that may increase an existing financial hardship.

H1a- Does this strategy reflect the CPAC's and community's input?

Agree

Neutral

Disagree

53

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
Tuesday, July 5, 2022	Planning & Zoning Commission Public Hearing
Tuesday, July 26, 2022	City Council Public Hearing





Chapter 1: Plan Introduction

Purpose

There are two interrelated focuses of a comprehensive plan: (1) it allows the citizens of a community to create a shared vision of what they desire for their community, and (2) it establishes ways in which a community can effectively realize that vision. The Wylie Comprehensive Plan tells the story of who Wylie is and what it wishes to become as it grows and redevelops. The City of Wylie is at an opportune crossroad for a new and exciting period in its history. Although the City has seen rapid growth in the past couple of decades, demographic trends in Wylie and the Dallas-Fort Worth Metroplex forecast the City for continued growth in the decades to come. As a result, this update to the City's previous comprehensive plan is meant to be a proactive way for the community to identify a unified vision for the City in anticipation for current and future growth trends.

A city's comprehensive plan is well-defined as a long-range planning tool that is intended to be used by its staff, councils, boards, and residents to guide the community's physical development for 10-20 years. The purpose of a comprehensive plan is to serve as a living, flexible guide for both current and future decision-makers. The primary intentions of a comprehensive plan include the following:

- Efficient delivery of public services,
- Coordination of public and private investment,
- Minimization of potential conflicts between land uses,

- Cost-effective public investments, and
- A rational and reasonable basis for making decisions about the community.

A comprehensive plan is not a zoning ordinance, but rather a high-level tool utilized by the City to make development decisions. As new development applications, zoning requests, and other development decisions are made, a comprehensive plan helps to safeguard coordinated growth. Determining what land uses are appropriate within Wylie and where such land uses should be located helps to protect the integrity of the City's neighborhoods, corridors, and natural assets. Ultimately, synchronized land use patterns help to protect private property by maintaining and enhancing value and protecting property from incompatible uses.

The Wylie Comprehensive Plan examines realities of existing conditions, demographic implications, areas of growth potential and strategies for improving quality of life. The plan focuses not only on the physical development of the city, but also the overall goals to become a more livable and economically vibrant community. While the plan is visionary and outlines citizens' desires, it is also measurable by employing implementation-focused recommendations.

With significant development pressures, Wylie is on course for continued growth and improvements in the decades to come. The Wylie Comprehensive Plan anticipates change and proactively addresses major issues, defining goals and actions that will help to shape the City. This vision process can help minimize conflicts in decision-making, which saves time, money, and resources. This plan will lay the foundation for future improvements and priority action items.

Chapter 1: Plan Introduction

5/5/2022 DRAFT | 11

Chapter 4: Land Use & Design

Introduction

The purpose of this chapter is to plan for the future land use pattern in Wylie. This begins with an evaluation of the existing land uses in Wylie today. Next, future land use categories were developed to address new development and any anticipated redevelopment, driven by the community's goals.

The pattern of land uses in Wylie has evolved over many years to serve its residents. The acreage used for various uses is largely determined by the market demand; however, regulatory approaches can shape whether the market can act on the demands. This section uses existing land uses, physical features, market trends, and community input to guide land use planning and strategies.

The chapter also outlines strategies to help achieve the community's vision for its build environment, and appropriate planning considerations such as population projections and ultimate build-out projections.



Community Input Themes Related to Land Use & Design

We should preserve our low-density atmosphere

We need more entertainment options for teens and families

We need more local shopping options and nightlife

The lakefront is underutilized

A business or office park would help to increase local employment options

We should preserve the lakeshore, green spaces, and our natural environment

We should use non-monetary incentives to encourage desirable development

Chapter 4: Land Use & Design

5/5/2022 DRAFT | 12

Figure 4-5: Future Land Use Map

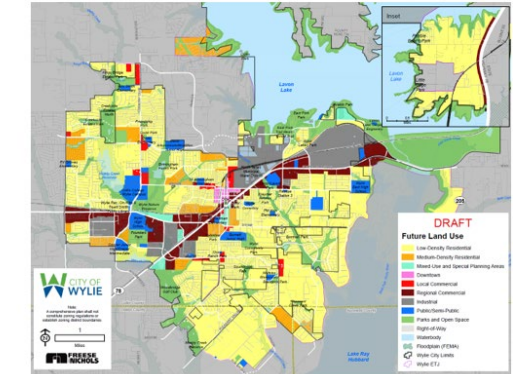


Figure 4-6: Future Land Use Map (Core Close-Up)

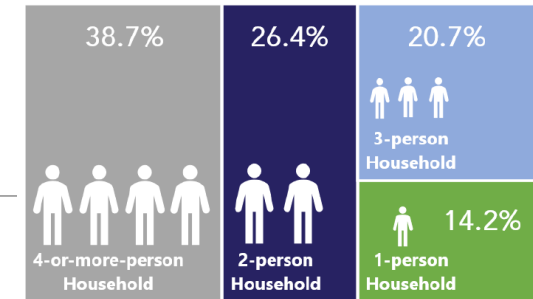
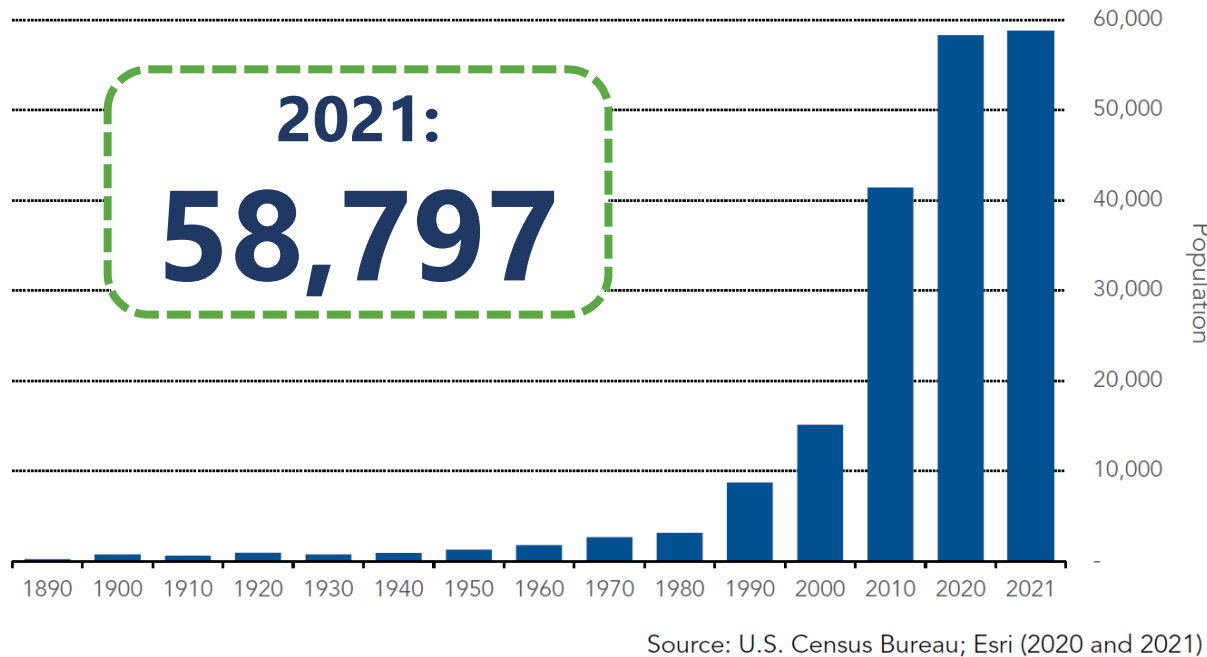


Chapter 4: Land Use & Design

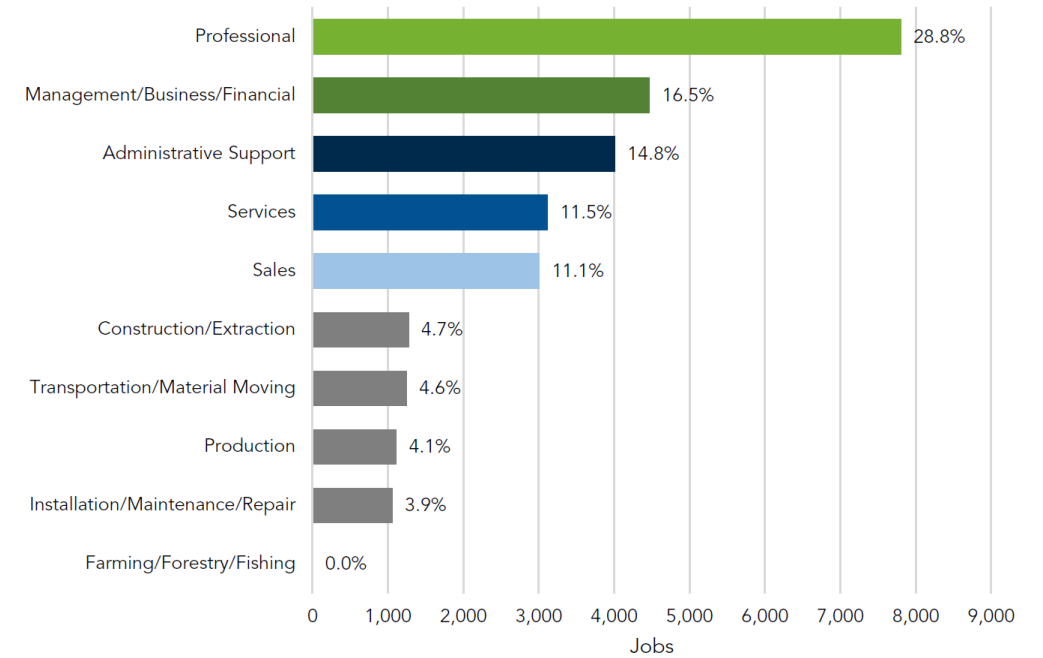
5/5/2022 DRAFT | 13

The Draft Plan

Snapshot Summary



Source: Esri 2020



Source: Esri 2020

Plan Outline and Scope

Chapter 1

Introduction

Context, Purpose, Input Process, Goals

Chapter 2

Community Snapshot

Historic Trends, Population Growth,
Demographic Profile

Chapter 3

Housing and Neighborhoods

Housing Quality, Attainability,
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

Future Land Use Map

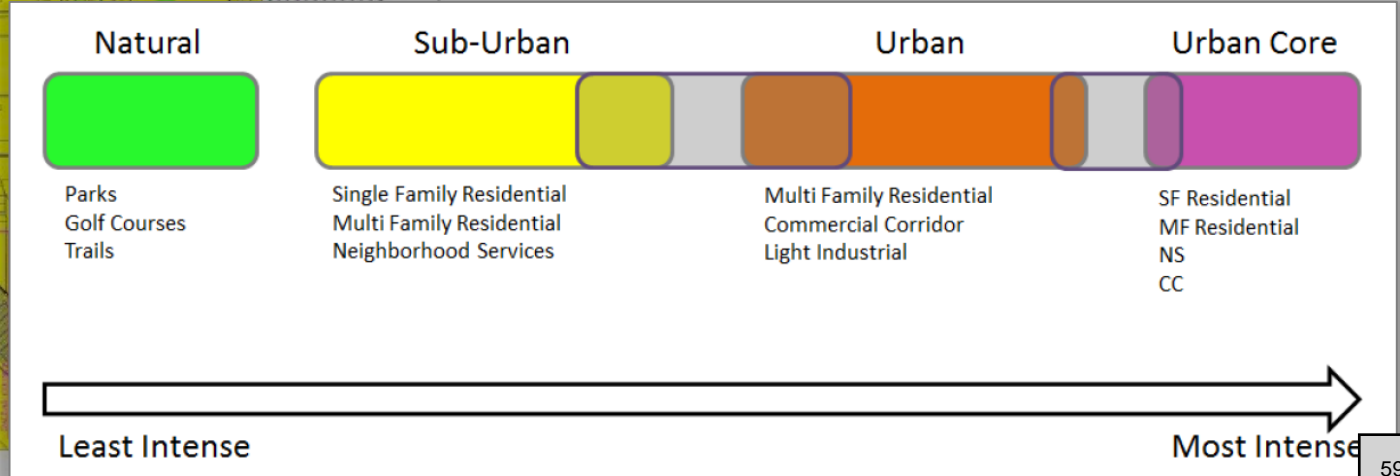
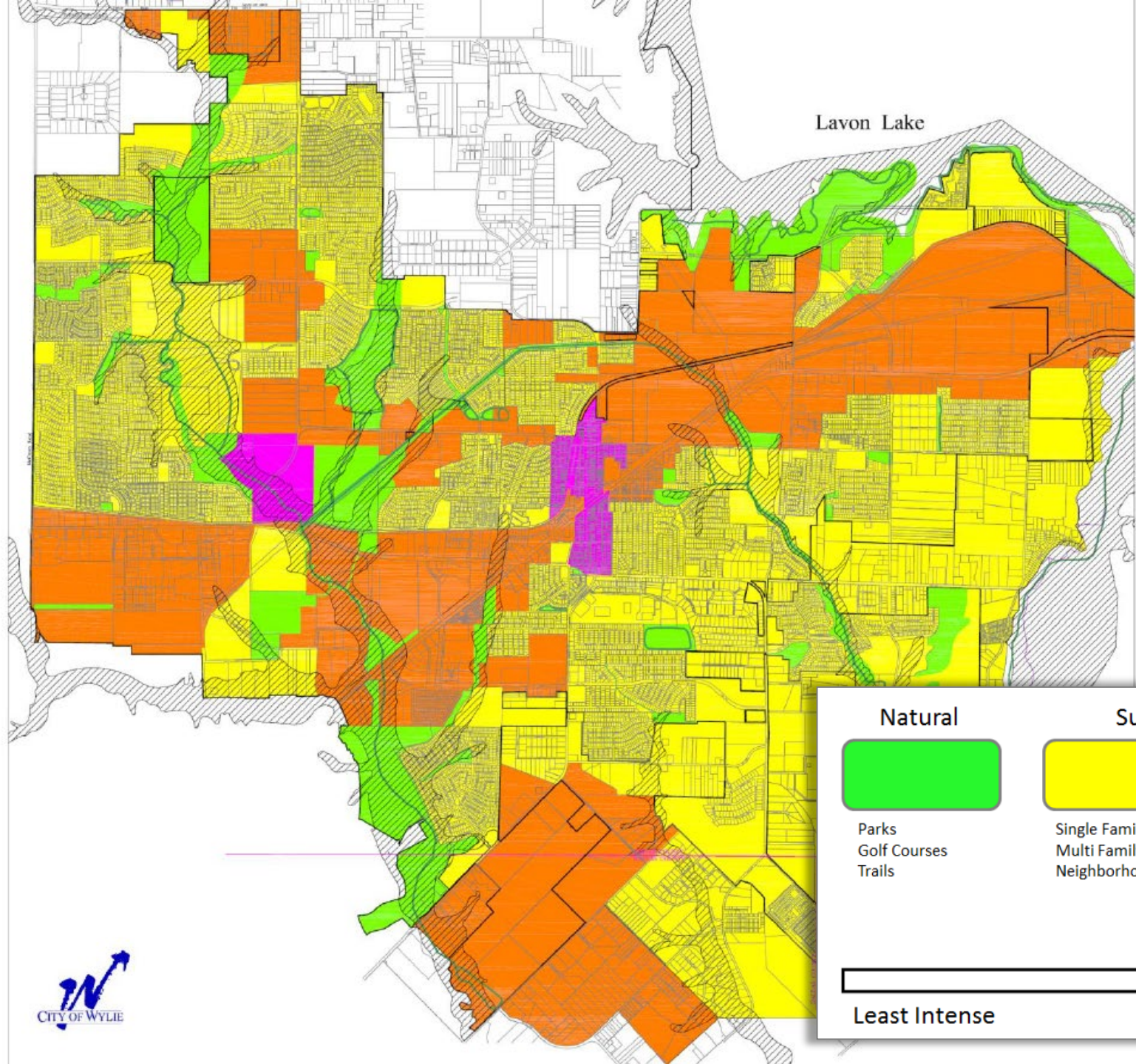
Helps guide decisions, such as:

- Infrastructure investments
- Capital improvement planning
- Rezoning - but it is not the zoning map

Intended to be flexible and kept up-to-date

Future Land Use Map vs. Zoning

The FLU Map is the vision;
zoning is the regulations to
achieve that vision

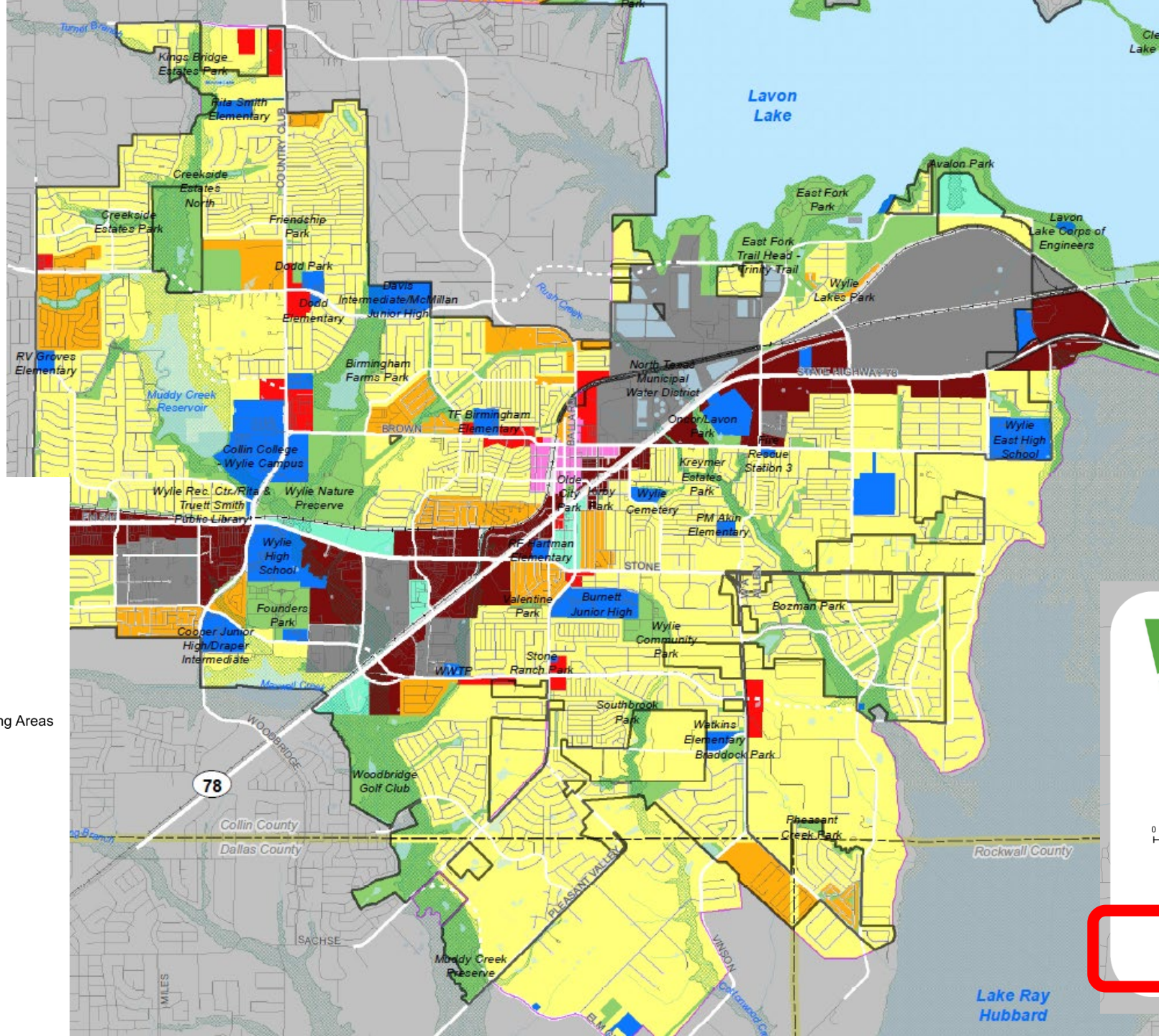


DRAFT

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



0 0.5 1
Miles



Note:
A comprehensive plan shall not
constitute zoning regulations or
establish zoning district boundaries.

Each FLU category
has an example
photo, main purpose,
secondary purpose,
and typical
characteristics

Local Commercial

Main Purpose: Provide small-scale commercial, retail, and office uses that are compatible with and serve adjacent neighborhoods.

Secondary Purpose: None.

Characteristics: Single-story nonresidential uses that often serve as a buffer between neighborhoods and more intense uses.



Regional Commercial

Main Purpose: Provide areas to allow for a broad range of commercial, retail, and office uses oriented toward major roadways.

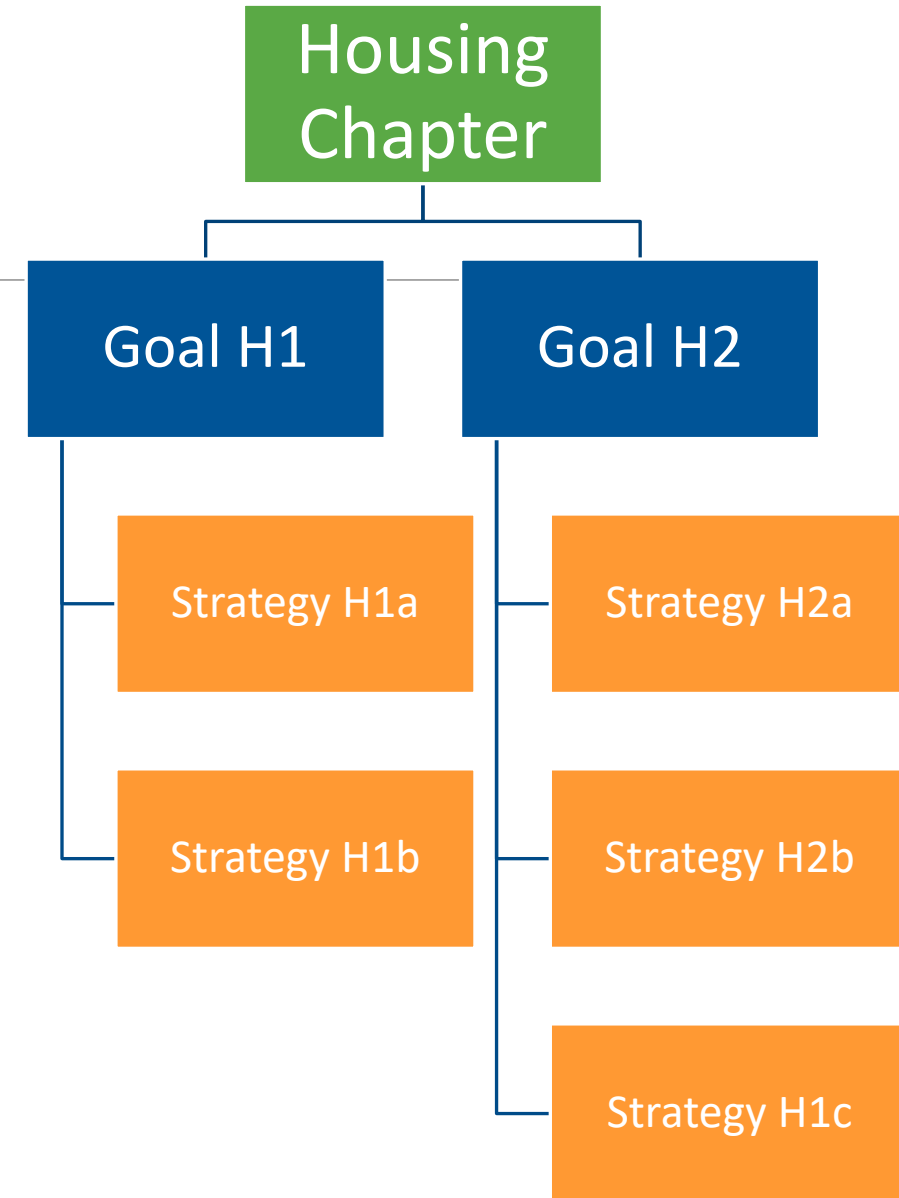
Secondary Purpose: Heavy commercial or light industrial uses may be appropriate depending on compatibility with surrounding uses.

Characteristics: Single- or multi-story nonresidential uses that maximize major roadway frontage and intersection traffic and visibility.



Plan Framework

- 3 recommendation **chapters**:
 - Land Use
 - Housing
 - Transportation
- 14 **goals** organized by chapter
- 2-6 **strategies** for each goal



Housing Goals

Goal H1. Preserve Wylie's existing neighborhoods.

Goal H2. Encourage compatible infill and redevelopment in aging neighborhoods.

Goal H3. Support various attainable housing options.

Goal H4. Allow a variety of housing types and choices.

Goal H5. Incorporate amenities and design features in future developments to encourage high-quality neighborhoods.

Land Use Goals

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

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

Goal LU3. Strengthen Downtown Wylie as a vibrant and welcoming destination.

Goal LU4. Support a resilient local economy and plan for well-designed commercial development.

Goal LU5. Leverage the lakefront as a unique and desirable destination.

Goal LU6. Protect and conserve environmentally sensitive areas.

Transportation Goals

Goal T1. Plan for safe and efficient transportation infrastructure.

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

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

Implementation Strategy

- Summary of all the plan's 57 strategies
- Intended to serve as a "to-do" checklist for the City
- Proactive and reactive
- Recommends review and update schedule:
 - Annual progress report to P&Z/Council
 - Major updates every 5 years (per City Charter)

Implementation
TimeframeEstimated
Cost RangeImplementation
Tool(s)

Plan Chapter

Goal Statement and
Metrics to Measure
Performance

Strategy Summary

Goals and Strategies	Timeline (Years)			Approx. Cost	Primary Mechanism(s)
	0-5	6-10	11-20		
Housing & Neighborhoods					
Goal H1. Preserve Wylie’s existing neighborhoods.					
Performance Measures:					
<ul style="list-style-type: none">- Number of sidewalk repairs completed annually per capita- Number of clean-up days scheduled- Length of time to resolve code enforcement issues- Number of aesthetic improvement features installed					
Strategy H1a. Continue proactive code enforcement efforts and identify resources available to residents who may need assistance addressing violations. <ul style="list-style-type: none">• Continue current efforts;• Partner with volunteer organizations to assist with minor repairs and violations; and• Consider a grant to assist with larger repairs.	●	●	●	\$-\$	Code enforcement; City program
Strategy H1b. Develop and implement neighborhood enhancement programs and initiatives to help facilitate and improve neighborhood quality. <ul style="list-style-type: none">• Coordinate with nonprofits to schedule clean-up days;• Create a City webpage to outline steps to organize a volunteer event; and• Consider a “yard of the month” program.	●			\$	City partnership; City website update; City program

Legend for Approximate
Cost Ranges

\$ = <\$100,000

\$ = \$100,000-\$500,000

\$\$\$ = \$500,000+

Notable Changes Since 2012

- Removing completed objectives
- Removing objectives that are no longer relevant
- Continuing core objectives
- Adding objectives for controlled growth and future realities



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 July 5
3. Public hearing with Council to consider adoption on July 26



ENVISION W Y L I E

2022 Comprehensive Plan

Growing Together, Building Community

Envision Wylie

[This page intentionally left blank]

Acknowledgments

City Council

Matthew Porter, Mayor
 Jeff Forrester, Mayor Pro Tem
 David R. Duke, Place 1
 Dave Strang, Place 2
 Scott Williams, Place 4
 Timothy T. Wallis, Place 5
 Garrett Mize, Place 6

Planning and Zoning Commission

Cory Plunk, Chair
 Bryan Rogers, Vice-Chair
 James Byrne
 Joshua Butler
 Jacques Loraine III
 Dan Norris
 Taylor Newsom

Comprehensive Plan Advisory Committee (CPAC)

Sandra Stone, Chair	Ken Kocon
Eugene Hauptmann, Vice-Chair	Jared Larew
Matt Atkins	Jacques Loraine III
Jon Bailey	Jeremy Meier
James Byrne	Kim Mullis
Joe Chandler	Todd Pickens
Jason Greiner	Mathew Soto

City Staff

Brent Parker, City Manager
 Renae Ollie, Assistant City Manager
 Jasen Haskins, AICP, Planning Manager
 Kevin Molina, Senior Planner
 Mary Bradley, Administrative Assistant II

Consultant - Freese and Nichols, Inc.

Daniel Harrison, AICP
 Erica Craycraft, AICP

Envision Wylie

[This page intentionally left blank]

Contents

Chapter 1: Plan Introduction.....1

Purpose	1
Legal Basis for Planning	2
How is a Comprehensive Plan Used?	2
Local Plans.....	4
Regional Transportation Plan	6
Community Engagement Process	8

Chapter 2: Community Snapshot.....9

Introduction.....	9
Regional Relationship.....	10
Historical Context.....	12
Demographic Profile	13
Physical Constraints.....	20

Chapter 3: Housing & Neighborhoods24

Introduction.....	24
Existing Housing & Neighborhood Characteristics	25
Housing & Neighborhoods Goals & Strategies.....	30

Chapter 4: Land Use & Design.....37

Introduction.....	37
Existing Land Use & Characteristics	38
Future Land Use	40
Population Projections & Ultimate Capacity.....	47
Land Use & Design Goals & Strategies	48

Chapter 5: Transportation64

Introduction.....	64
Existing & Future Level of Service (LOS)	65
2018 Thoroughfare Plan.....	67
Transportation Goals & Strategies	71

Chapter 6: Implementation.....77

Introduction.....	77
Phased Implementation	78
Methods of Implementation.....	78
Plan Updates	78
Implementation Matrix.....	79

Appendix: Community Input.....90

Envision Wylie

[This page intentionally left blank]

Chapter 1:

Plan Introduction

Purpose

There are two interrelated focuses of a comprehensive plan: (1) it allows the citizens of a community to create a shared vision of what they desire for their community, and (2) it establishes ways in which a community can effectively realize that vision. The Wylie Comprehensive Plan tells the story of who Wylie is and what it wishes to become as it grows and redevelops. The City of Wylie is at an opportune crossroad for a new and exciting period in its history. Although the City has seen rapid growth in the past couple of decades, demographic trends in Wylie and the Dallas-Fort Worth Metroplex forecast the City for continued growth in the decades to come. As a result, this update to the City's previous comprehensive plan is meant to be a proactive way for the community to identify a unified vision for the City in anticipation for current and future growth trends.

A city's comprehensive plan is well-defined as a long-range planning tool that is intended to be used by its staff, councils, boards, and residents to guide the community's physical development for 10-20 years. The purpose of a comprehensive plan is to serve as a living, flexible guide for both current and future decision-makers. The primary intentions of a comprehensive plan include the following:

- Efficient delivery of public services,
- Coordination of public and private investment,
- Minimization of potential conflicts between land uses,

- Management of growth, development, and redevelopment in an orderly manner,
- Cost-effective public investments, and
- A rational and reasonable basis for making decisions about the community.

A comprehensive plan is not a zoning ordinance, but rather a high-level tool utilized by the City to make development decisions. As new development applications, zoning requests, and other development decisions are made, a comprehensive plan helps to safeguard coordinated growth. Determining what land uses are appropriate within Wylie and where such land uses should be located helps to protect the integrity of the City's neighborhoods, corridors, and natural assets. Ultimately, synchronized land use patterns help to protect private property by maintaining and enhancing value and protecting property from incompatible uses.

The Wylie Comprehensive Plan examines realities of existing conditions, demographic implications, areas of growth potential and strategies for improving quality of life. The plan focuses not only on the physical development of the city, but also the overall goals to become a more livable and economically vibrant community. While the plan is visionary and outlines citizens' desires, it is also measurable by employing implementation-focused recommendations.

With significant development pressures, Wylie is on course for continued growth and improvements in the decades to come. The Wylie Comprehensive Plan anticipates change

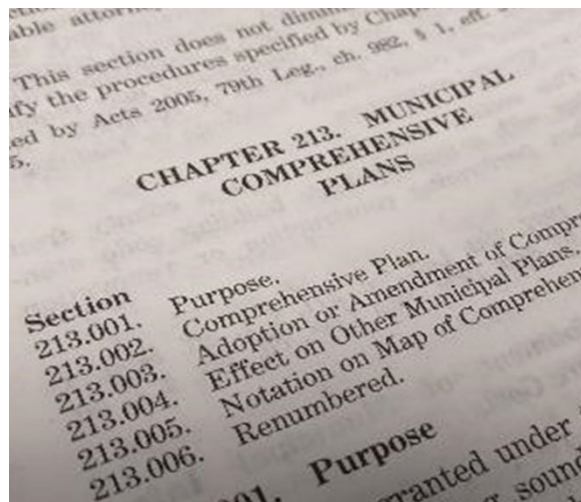
and proactively addresses major issues, defining goals and actions that will help to shape the City. This vision process can help minimize conflicts in decision-making, which saves time, money, and resources. This plan will lay the foundation for future improvements and priority action items.

Legal Basis for Planning

A city's comprehensive plan can be defined as a long-range planning tool that is intended to be used by citizens, decision-makers, and City staff to guide the growth and physical development of a community for long periods of time. The State of Texas has established laws with regard to the way in which incorporated communities can ensure the health, safety, and welfare of their citizens through a comprehensive plan. More specifically, the law states:

"The governing body of a municipality may adopt a comprehensive plan for the long-range development of the municipality... A municipality may define the relationship between a comprehensive plan and development regulations and may provide standards for determining the consistency required between a plan and development regulations."

- Texas Local Government Code, Chapter 213



How is a Comprehensive Plan Used?

This section describes the various mechanisms used by cities that transform a plan from a document to a tool. These mechanisms fall into the three basic categories: regulatory ordinances, financing mechanisms, and city procedures.

Regulatory Ordinances

Subdivision Regulations

Subdivision regulations direct the division of land into individual lots or parcels prior to development, and control the design and construction of subdivisions, streets, and easements. Subdivision regulations apply both within a city's limits and extraterritorial jurisdiction (ETJ).

Zoning Ordinances

Zoning regulations are applicable within a city's limits and can affect land use integration (mixes of uses and lot sizes), site and building design standards, and required amenities for various types of development. Zoning regulations are not applicable within a city's ETJ.

Financial Mechanisms

Capital Improvements

Capital improvement funding supports comprehensive plan recommendations that will generally require a one-time or initial investment to be achieved. Typically, this funding is applied to large municipal projects such as infrastructure improvements and/or land acquisition.

Annual Budget

The annual budget (or "general fund") supports comprehensive plan recommendations that are

not capital improvements. This funding typically supports city operations and programs.

City Procedures

City Leadership and Staff

City leadership plays a vital role in achieving the vision of the Comprehensive Plan and implementing policy recommendations. City leaders – such as the City Council and Economic Development Corporation – use the Plan as a guide when making development, operational, and/or policy decisions.

City staff is also critical to the process of implementing Plan recommendations. Staff is often the first point of contact for citizens and developments and can educate the community about the visions established by the Plan. Staff can also proactively submit (before the proper boards and commissions) recommended zoning and subdivision amendments, as well as other Comprehensive Plan policy-related recommendations that may be implemented through resolution or ordinance.

Development Review

The usual processes for reviewing and processing zoning amendments, development plans, and subdivision plats provide significant opportunities for implementing the Comprehensive Plan. Zoning, development and subdivision decisions should be evaluated and weighed against applicable recommendations contained within the Plan. If decisions are made that are inconsistent with the recommendations, the Plan should be amended accordingly in order to ensure consistency and fairness in future decision-making.

Engineering Studies

Some recommended policies may require more in-depth analysis. These are typically shown with the implementation mechanism. Generally, these recommended policies involve environmental studies or an analysis of public services (water, wastewater, drainage) that may be needed as a city continues to develop and grow in population.



Local Plans

2012 Comprehensive Master Plan

On May 8, 2012, the City of Wylie adopted the 2012 Comprehensive Master Plan. The Plan contains valuable information and recommendations regarding the following elements:

- Development Issues
- Action Steps
- Land Use Plan
- Transportation Plan
- Existing Conditions
- Parks and Recreation
- Redevelopment and Overlay Districts
- Economic Development
- Hazard Mitigation

This Comprehensive Plan builds upon the aforementioned effort. The Plan also takes into consideration previous recommendations outlined in the 2012 effort.

2019 Parks, Recreation & Open Space Master Plan

The 2019 Parks, Recreation & Open Space Master Plan provides direction for park expansion, park redevelopment, and new park development to serve the City of Wylie for the next five to ten years. As a guiding document, the Master Plan serves as a strategic tool for fiscal planning and development of Wylie's park system.

As part of the Master Plan, recommendations and concept plans were created to further the goal of maintaining and improving the City's high-quality park system. This Comprehensive Plan takes these recommendations and concept plans into consideration to ensure the goals and recommendations within this Plan align with previous planning efforts made by the City.

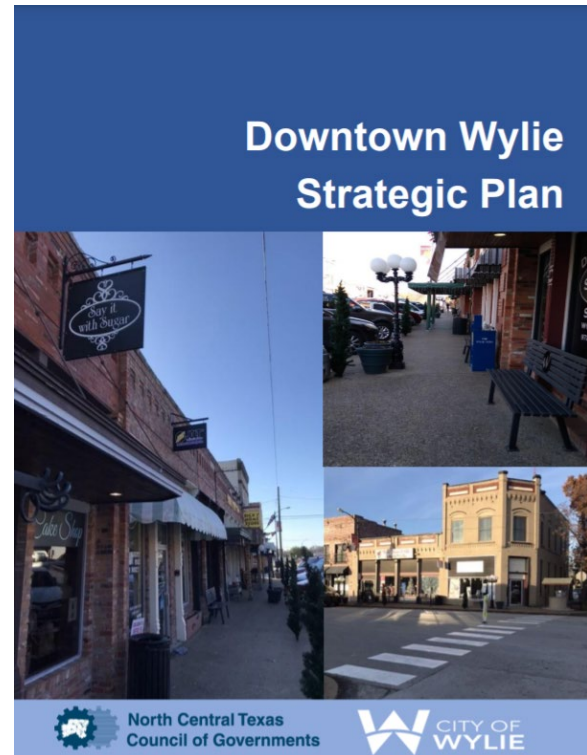


2021 Downtown Strategic Plan

As called for in the 2012 Comprehensive Master Plan, the City of Wylie embarked on the creation of the 2021 Downtown Strategic Plan with assistance from the North Central Texas Council of Governments (NCTCOG) to guide development and improvements in Downtown.

Major tasks completed by NCTCOG staff included data collection, stakeholder and public involvement, and strategic plan development. These key tasks were used to assess the existing conditions of sidewalks, roadways, pedestrian experience, lighting, wayfinding, and other components in Downtown Wylie. Staff created recommendations for improvements based on the existing conditions, stakeholder engagement, public survey responses, and goals outlined by the City.

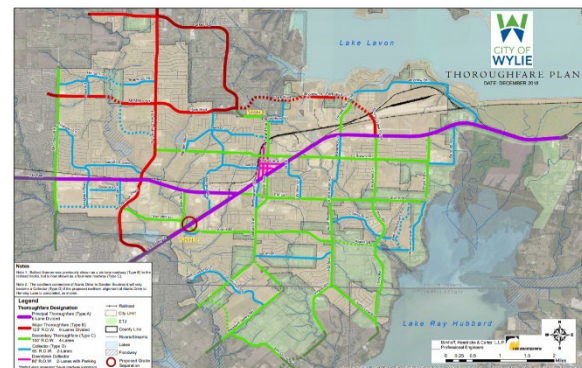
When considering Downtown Wylie, this Plan took into consideration the recommendations outlined within this planning effort.



2018 Thoroughfare Plan

In 2018, the City of Wylie adopted the Thoroughfare Plan to guide street improvements in the City in the future. In addition to identifying future roadway classifications for the existing roadway network, new connections were identified to accommodate increased traffic volumes expected to occur in the future. For example, a key connection identified in the Thoroughfare Plan calls for the extension of Park Boulevard to Skyview Drive to provide better east-west connectivity in the City.

This Plan takes into consideration and incorporates this Thoroughfare Plan into recommendations and maps. The proposed classifications and new connections were considered when determining the Future Land Use Plan.

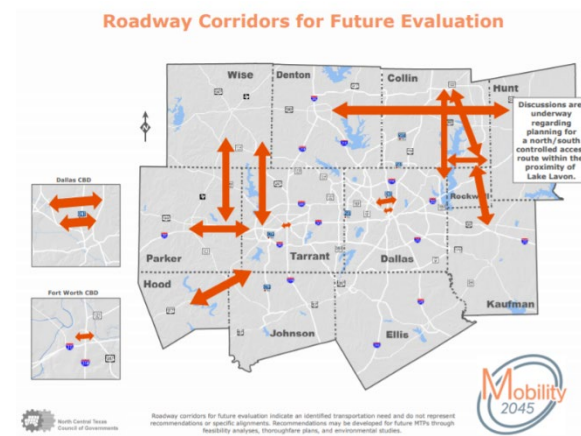
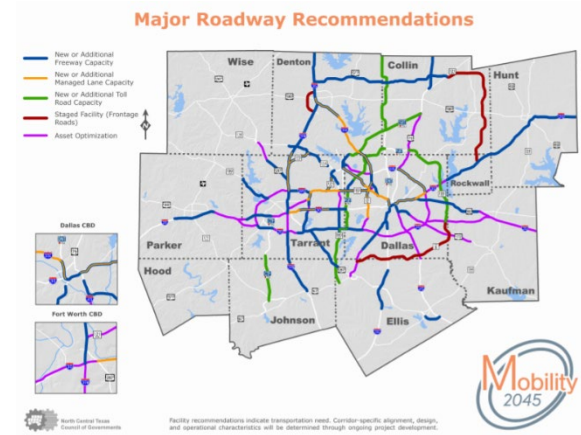
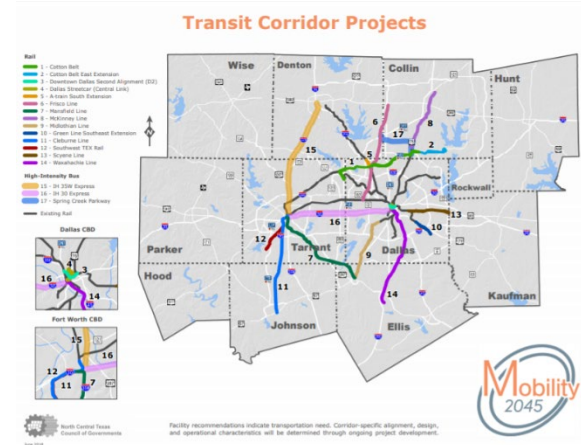


Regional Transportation Plan

The North Central Texas Council of Governments (NCTCOG) is a voluntary and non-binding association established to "assist local governments in planning for common needs, cooperating for mutual benefit, and coordinating for sound regional development." NCTCOG is the predominant regional planning body in North Texas - conducting research, studies, and regional plans related to transportation, environmental sustainability, and growth management. Much of this focuses on the rapid growth expected for North Texas in the years to come. Given that Wylie is a member of NCTCOG's geographical area, it is important that the City monitor planning efforts made on behalf of the organization as they have the potential to affect the community.

Mobility 2045, adopted in June of 2018, is NCTCOG's most recent transportation plan. In addition to planning for a wide range of future transportation needs, Mobility 2045 provides projections for future population growth and distribution. Due to Wylie's location in the DFW Metroplex, several transportation topics are addressed in Mobility 2045 that may potentially impact the City.

Mobility 2045 recommends future roadway and transit improvements to areas in North Texas. Near Wylie, additional toll road capacity has been identified starting at US-75 in Plano and traveling southeast, terminating in Rockwall. Additionally, a DART extension has been identified for the proposed Cotton Belt Line, extending east of US-75 to the City of Wylie and terminating at TX-78. The growth that could occur with improvements to the transportation network in Collin County and the surrounding region, specifically those dealing with transit services, are factors the City should continue to monitor to prepare for future growth and transportation needs.



As part of Mobility 2045, NCTCOG estimated the growth of each county in the Metroplex. Wylie is within Collin County, which is adjacent to the largest county in DFW, Dallas County, in terms of population size. According to NCTCOG's projections, Collin and Dallas Counties' populations are anticipated to grow by a combined 1.6 million by 2045. Based on this information, Wylie should continue to prepare for potential growth in the coming decades to ensure the type of development its community desires.

Figure 1-1. County Population Comparisons

County	2017 Population	2045 Population	Increase
Collin	951,795	1,689,168	737,373
Dallas	2,600,408	3,445,204	844,796
Denton	804,395	1,346,316	541,920
Ellis	163,695	300,954	137,259
Hood	55,034	85,738	30,704
Hunt	87,279	134,291	47,012
Johnson	158,683	262,865	104,182
Kaufman	114,741	224,203	109,462
Parker	123,181	206,813	83,632
Rockwall	93,430	181,560	88,103
Tarrant	2,020,278	3,263,622	1,243,344
Wise	62,588	105,797	43,209
Totals	7,235,508	11,246,508	4,011,023



Figure 1-2. Community Engagement Process

Community Engagement Process

This Envision Wylie comprehensive plan is the community's plan. The community's input shaped the plan's recommendations and priorities. An overview of the primary community engagement meetings is shown in Figure 1-2; the full community input results are included in the Appendix.



Chapter 2:

Community Snapshot

Introduction

The purpose of this Community Snapshot chapter is to understand Wylie's physical, social, and economic context. Understanding the City's background and context helps to identify the community's values, needs, and desires, all of which affect future growth and development. Furthermore, information included within this chapter will lay a foundation for all subsequent planning decisions. This chapter includes a discussion and/or analysis of the following:

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



Regional Relationship

Wylie is located primarily in southern Collin County, but does extend into portions of Dallas County and Rockwall County. The City is centrally located between Lavon Lake and Lake Ray Hubbard in the northeastern portion of the Dallas-Fort Worth Metroplex, with a significant amount of the City Limits having lakefront access to Lavon Lake. The City is approximately 37 square miles in area, with much of the City's commercial activity located along the TX-78 corridor. Notable cities in close proximity to Wylie include:

- Plano
- Allen
- Rockwall
- Richardson
- Garland
- Parker
- Murphy
- Sachse
- McKinney
- Dallas

In recent decades, Wylie has become a bedroom community for major employment generators in the DFW Metroplex. As the northeastern part of the Metroplex continues to grow, Wylie is well-positioned to capitalize on the economic opportunities, such as the Intermodal center, while continuing to maintain a high quality of life for current and future residents.



Envision Wylie

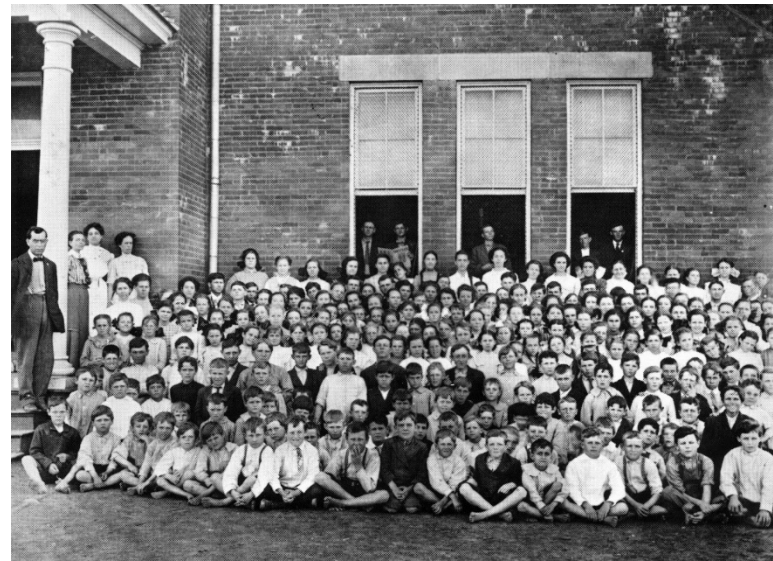
Historical Context

The City of Wylie's story begins in 1885 as a town called Nickelville. Nickelville was a small North Texas frontier settlement and residents heard word that the Santa Fe rail line was headed in their direction, bringing the potential for added prosperity to the town and region. When the Santa Fe line arrived, the agent and engineer in charge of determining the track route was Colonel W.D. Wylie who, after numerous surveys, decided to lay the track just north of Nickelville.

During this time, Colonel Wylie promised the residents of Nickelville he would do great things for the community if it bore his name. The convinced residents submitted Wylie's name to town leadership and, when the application for the new post office was received in 1886, the name became official.

The town was relatively small throughout the remainder of the 19th century, but by the mid-1910s, agriculture became a staple in the community as shipping by rail was becoming more and more profitable. Hogs were shipped weekly, cotton was the leading crop, and onions soon became a prized commodity. Until the early 1960s, Wylie was known as the "Onion Capital of the World," and an onion shed could be found by the Santa Fe tracks.

In the 21st century, the City of Wylie has seen tremendous growth, seeing an increase of roughly 45,000 residents in the last 20 years. No longer is Wylie the sleepy agriculture community of North Texas, but rather a thriving suburban city with a high quality of life, close to the tremendous leisure activities and employment the DFW Metroplex has to offer.



Source: City of Wylie

Demographic Profile

The purpose of evaluating a community's demographics is to understand its social context, both historically and at the present time. Understanding the background and context of a community can help identify its values, needs, and desires that will affect its future growth and development. Demographics impact every element of a comprehensive plan, from land use to tax revenue to the demand for infrastructure and services. Understanding the 'who', 'when', and 'where' of demographic trends can help the City accommodate current and future needs with a higher degree of efficiency and accuracy.

Methodology

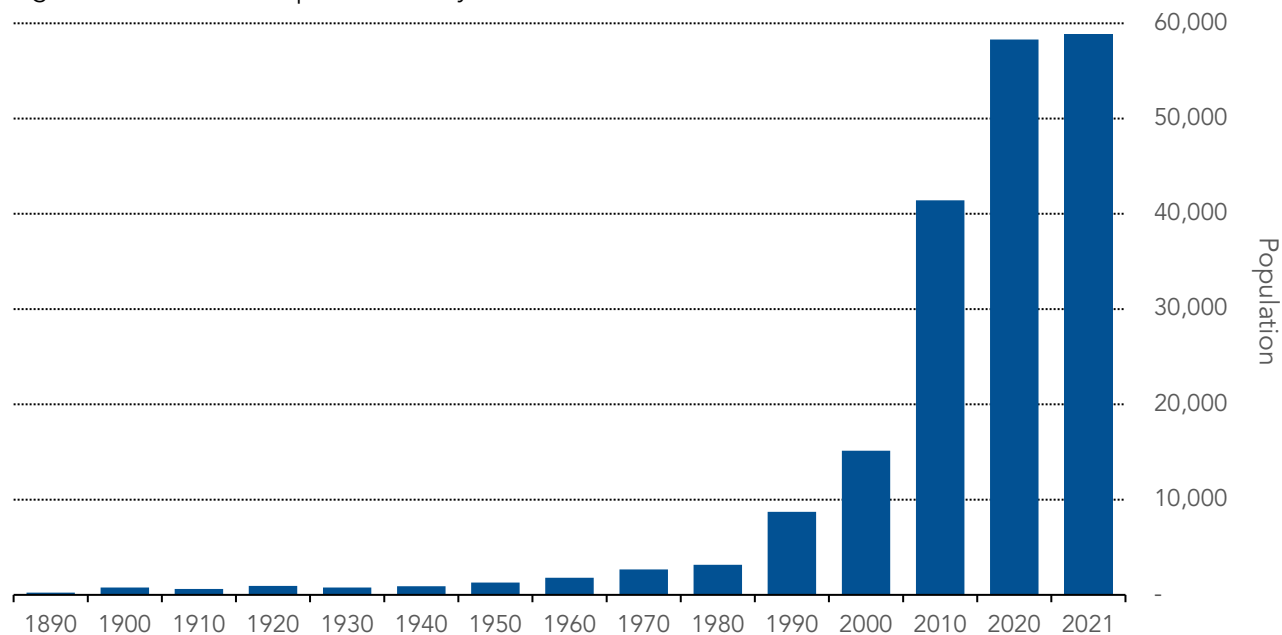
This Plan utilizes historical and forecasted data from Esri and the U.S. Census Bureau. Esri uses U.S. Census Bureau data as the basis for estimates. In regard to the U.S. Census Bureau, every 10 years a systematic count is conducted of the number of people living in the country.

Between decennial censuses, the U.S. Census Bureau conducts an American Community Survey (ACS), which is an estimate based on a small sample of randomly selected participants over a period of several years. While the ACS data is not as statistically reliable as the decennial census, it provides a more recent estimate of the existing conditions. These data sets are taken into account by Esri and are refined further for more accurate up-to-date estimates.

Population Trends

In 2021, it was estimated that Wylie had a population of 58,797 people. Spanning over a century, the City's population has increased exponentially. In 1890, the population of the City was 239 residents. By 1990, the City had increased in population by nearly 8,500 persons. In recent years, the City has seen even more growth, with a population increase of 26,295 people from 2000 to 2010 and an increase of 17,370 people from 2010 to 2021.

Figure 2-2. Historical Population of Wylie

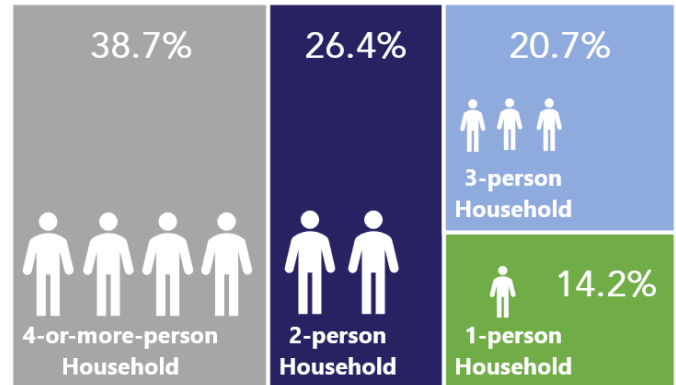


Source: U.S. Census Bureau; Esri (2020 and 2021)

Household Size

Household size is important when evaluating future housing types and other land use decisions. For example, larger households tend to live in larger housing types to accommodate the number of people living under one roof. The City of Wylie's household distribution is typical of a suburban community in the DFW Metroplex. As of 2020, the majority of all households contain three people or more, indicating a strong familial presence within the community. The average household size within Wylie is 3.14 people.

Figure 2-3. Household Size



Source: Esri 2020



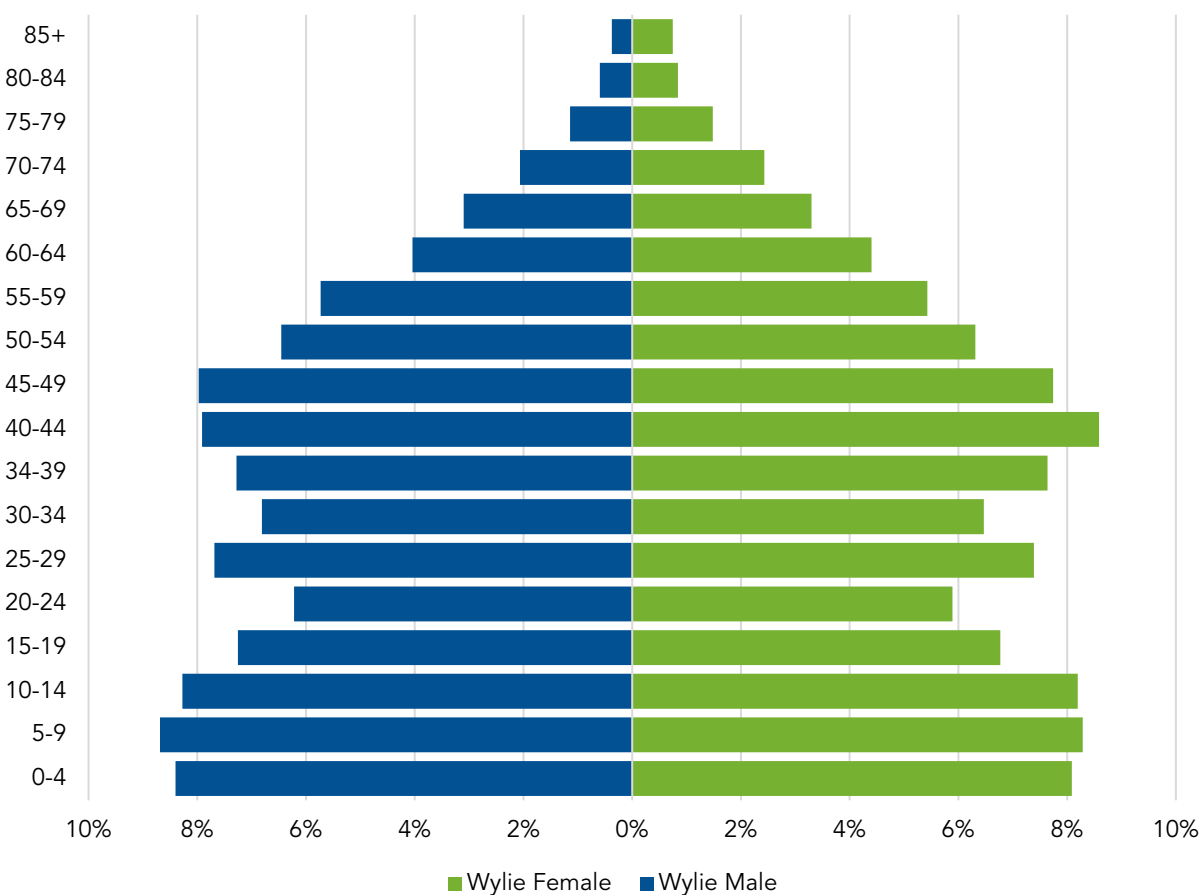
Age and Sex Distribution

Age and sex trends within a population can indicate and project need for services such as hospitals, parks, schools, and community centers. Age and sex distribution can also help identify what kinds of land uses might be desirable within a community. For example, a community with a younger population might prefer starter and move-up housing.

Age distribution in the City follows a relatively normal pyramid shape. This is evident with a large population of younger residents (0-14

years of age) and a smaller population of older residents (50-85+ years of age). It is no surprise there are fewer people in the age range of 20-24 relative to adjacent age groups – one of the only deviations from the pyramid shape. This is typical of many cities that do not have an established higher education or large local employment presence in which younger adults move away for college and/or other job opportunities.

Figure 2-4. Age Pyramid



Source: Esri 2020

Race and Ethnicity

Race and ethnicity are factors that help explain a community's identity. While the two terms are often used interchangeably, race is associated with biological factors, such as facial features or hair color. According to the U.S. Census Bureau classifications, racial classifications in the United States include, but are not limited to, White, Black, Asian, Pacific Islander, and Native American. Ethnicity is associated with cultural factors, such as language and traditions. The most common ethnicity in the U.S. is Hispanic/Latino.

Race

The largest racial group in Wylie is those who consider themselves "White", making up 64.2% of the population. The second largest racial group is those who consider themselves "Black or African American", making up 14.4% of the population. The third largest racial group is those who consider themselves "Asian", comprising 9.5% of the population. In addition, approximately 7.2% of residents consider themselves "Some other race".

Ethnicity

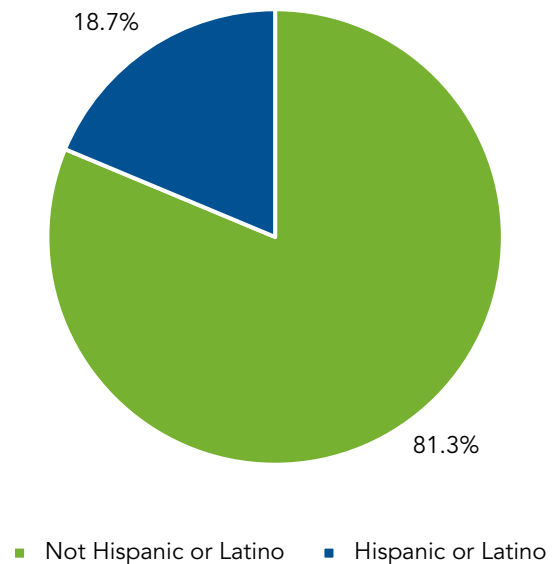
In regard to the ethnic makeup of Wylie, 81.3% of people identify as "Not Hispanic or Latino", while 18.7% responded as "Hispanic or Latino". In Collin County, 15.7% of people identify as "Hispanic or Latino". This varies from the State of Texas in which roughly 40% of individuals identify as Hispanic.

Figure 2-5. Racial Distribution

Race	Percentage
White	64.2%
Black or African American	14.4%
American Indian and Alaska Native	0.6%
Asian	9.5%
Native Hawaiian and Other Pacific Islander	0.2%
Some other race	7.2%
Two or more races	3.9%

Source: Esri 2020

Figure 2-6. Ethnic Distribution



Source: Esri 2020

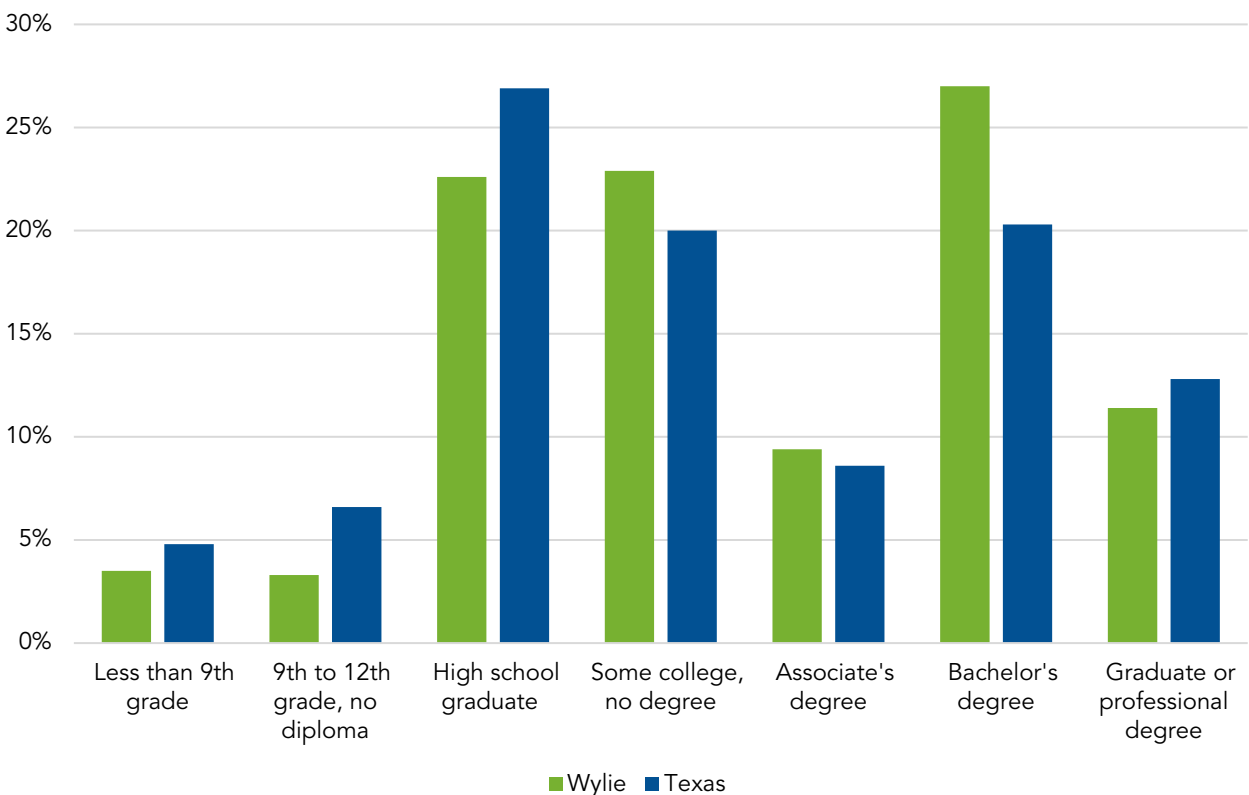
Educational Attainment

The educational attainment of a community can be an indicator of the types of jobs in the region, and can provide general information about the skills and abilities of the local workforce. Knowledge of workforce composition can also help a city target and recruit certain types of businesses. Highly educated communities typically attract high-paying jobs and upscale businesses.

Wylie has similar metrics compared to the State of Texas, with the largest difference evident in the number of residents that hold a bachelor's degree. The ratio of residents in Wylie who hold a bachelor's degree is approximately seven percentage points greater than the State of Texas. The majority of residents in Wylie have completed at least some college coursework, indicating Wylie is a highly educated community relative to the state.



Figure 2-7. Educational Attainment



Source: Esri 2020

Employment Characteristics

Resident Occupations

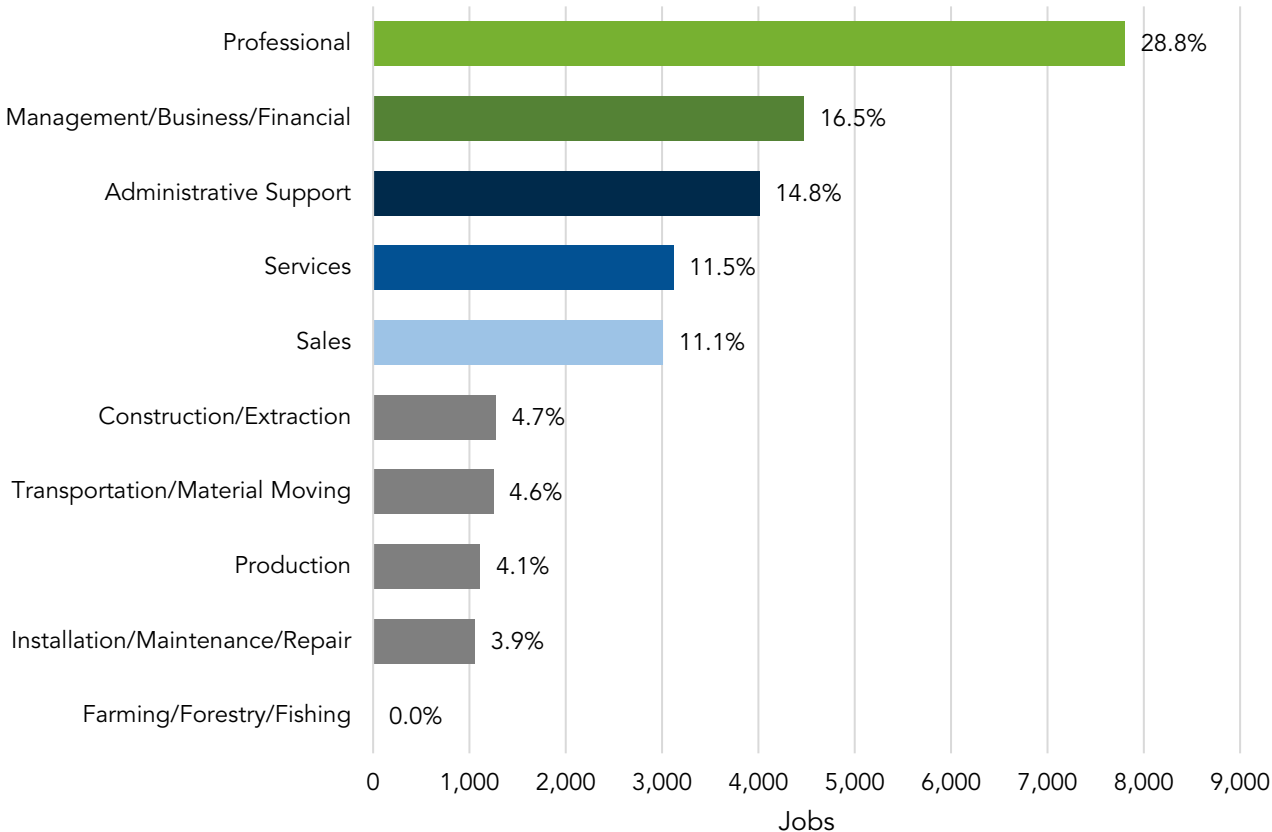
Every job that is available in the U.S. falls into one of ten categories, as defined by both the U.S. Census Bureau and the Bureau of Labor Statistics. These categories are:

- Professional;
- Management/Business/Financial;
- Administrative Support;
- Services;
- Sales;
- Construction/Extraction;
- Transportation/Material Moving;
- Production;
- Installation/Maintenance/Repair; and
- Farming/Forestry/Fishing.

Worker occupation aids in measuring the kinds of work that employ a community's citizens. Note that this is an assessment of the employment of Wylie's residents, rather than an assessment of employment located within the City.

Workers who live in the City are employed in a variety of occupations. Approximately 28.8% of residents work in Professional occupations. In addition, residents who work in Management/Business/Financial occupations make up 16.5% while 14.8% of residents work in Administrative Support occupations. These three occupations make up roughly 60% of all jobs worked by Wylie's residents. The majority of the remaining 40% of jobs worked by residents of the City are in the Services and Sales occupations.

Figure 2-8. Resident Occupations



Source: Esri 2020

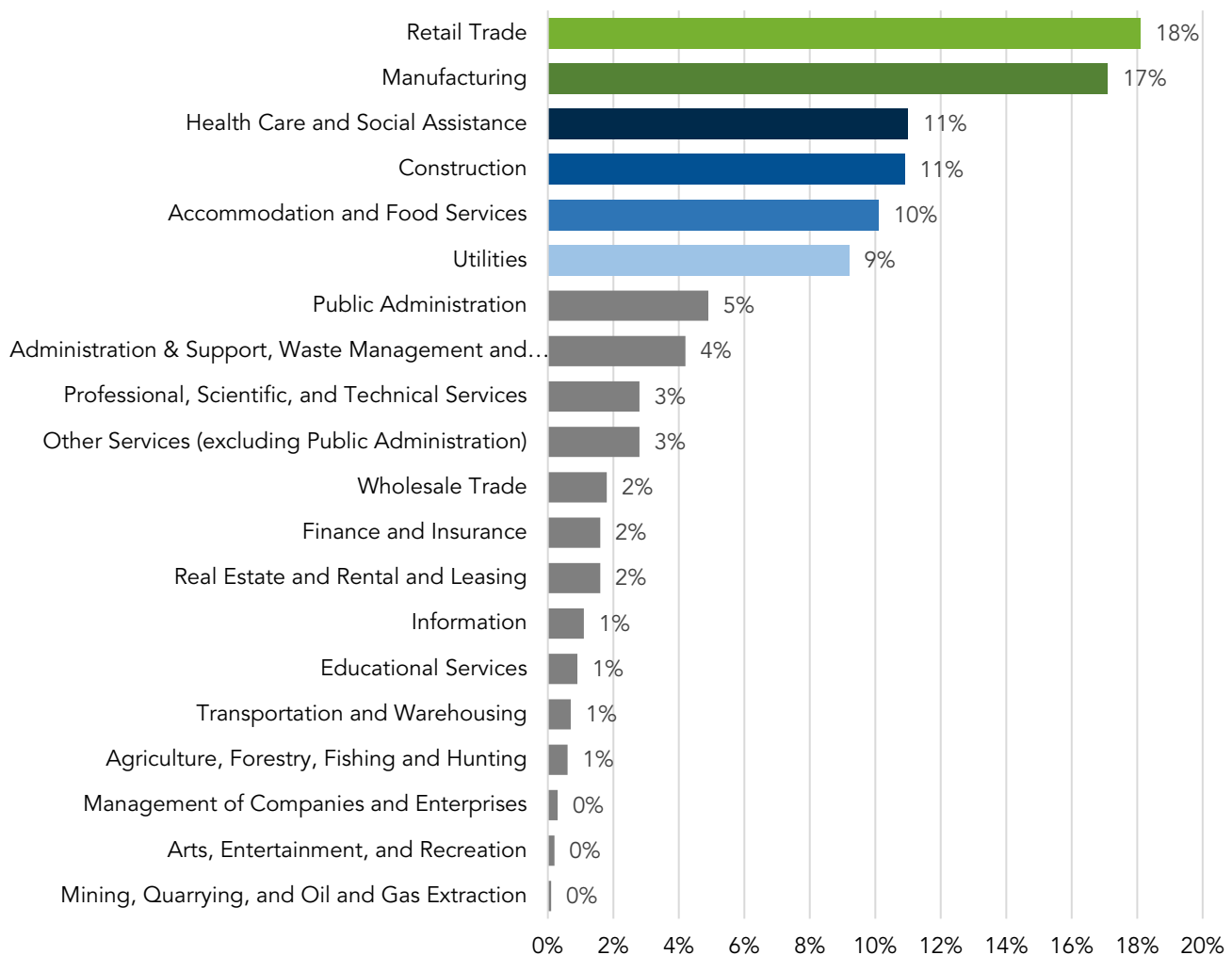
Employers in Wylie

Compared to the previous section, the following is a detailed overview of the industries for jobs physically located within Wylie rather than the occupations of its residents. Understanding the types and distribution of jobs within the City allows one to understand predominant industries. According to the U.S. Census Bureau, 10,157 jobs are located within Wylie (2019). As shown in Figure 2-9, the largest percentages of jobs in the City of Wylie are in the Retail Trade and Manufacturing industries, making up 35% of all jobs located within Wylie.

Median Household Income

Median household income is the household income earned in which half of the homes in the community earn more and half earn less. Compared to average household income, median household income tends to be a more accurate portrayal of a typical household's income as outliers do not affect the resulting income. Understanding the median household income of a community is important as it can identify services that individuals and their families can afford. In addition, median income can help identify goals that a city might desire to achieve. In Wylie, the median household income is \$94,662 – significantly higher than the state's median household income of \$60,820.

Figure 2-9. Industry of Jobs in Wylie



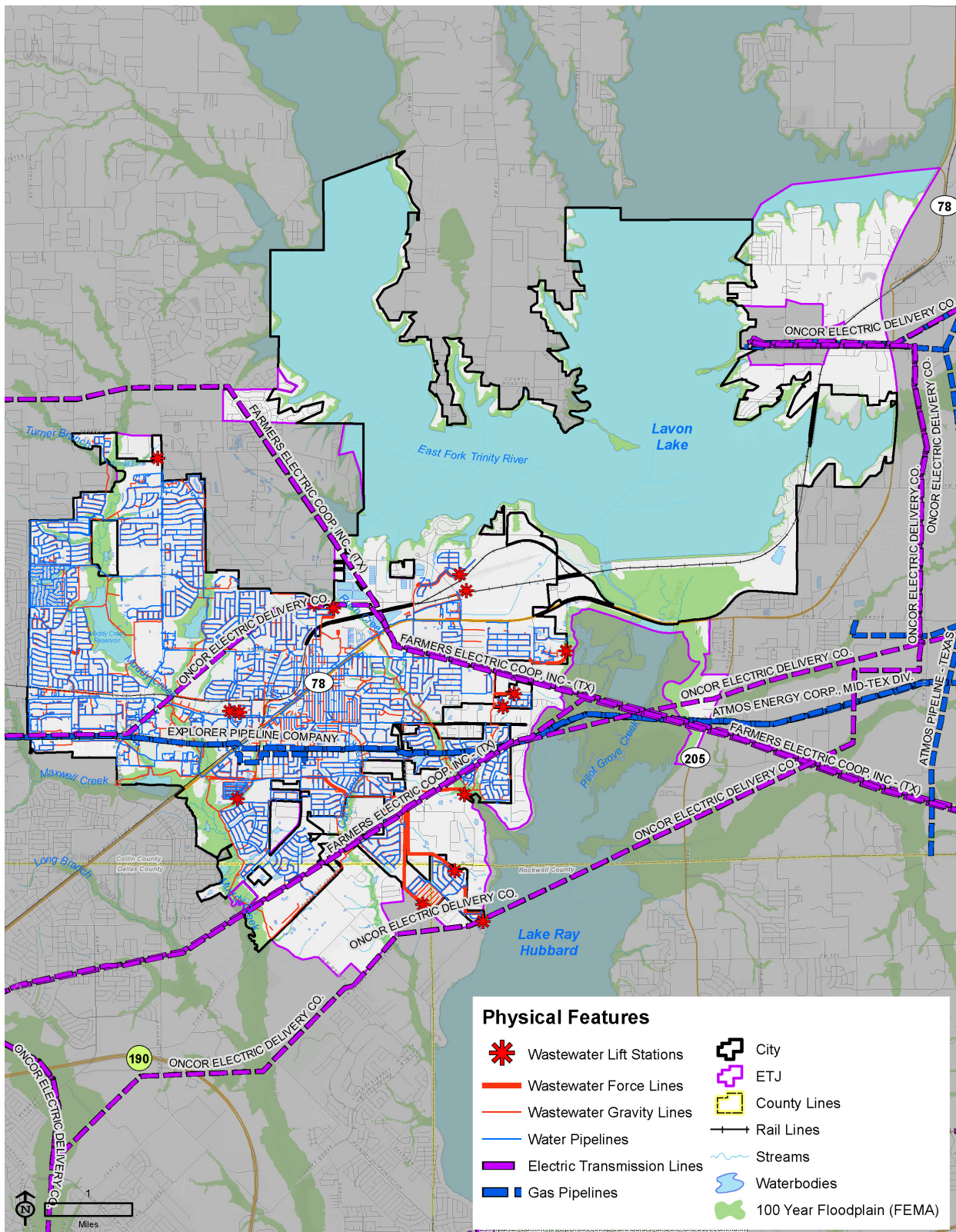
Source: U.S. Census Bureau 2019

Physical Constraints

A number of factors, both natural and constructed, impact how Wylie can grow and develop. For example, the City limits, water bodies, floodplains, natural resources, and major thoroughfares impact/influence future development. By understanding these factors and impediments, the City can better understand its potential to grow as well as where that growth might occur. The map on the following page identifies physical constraints in Wylie and the surrounding area.



Figure 2-10. Physical Features Map



Natural Constraints

Topography

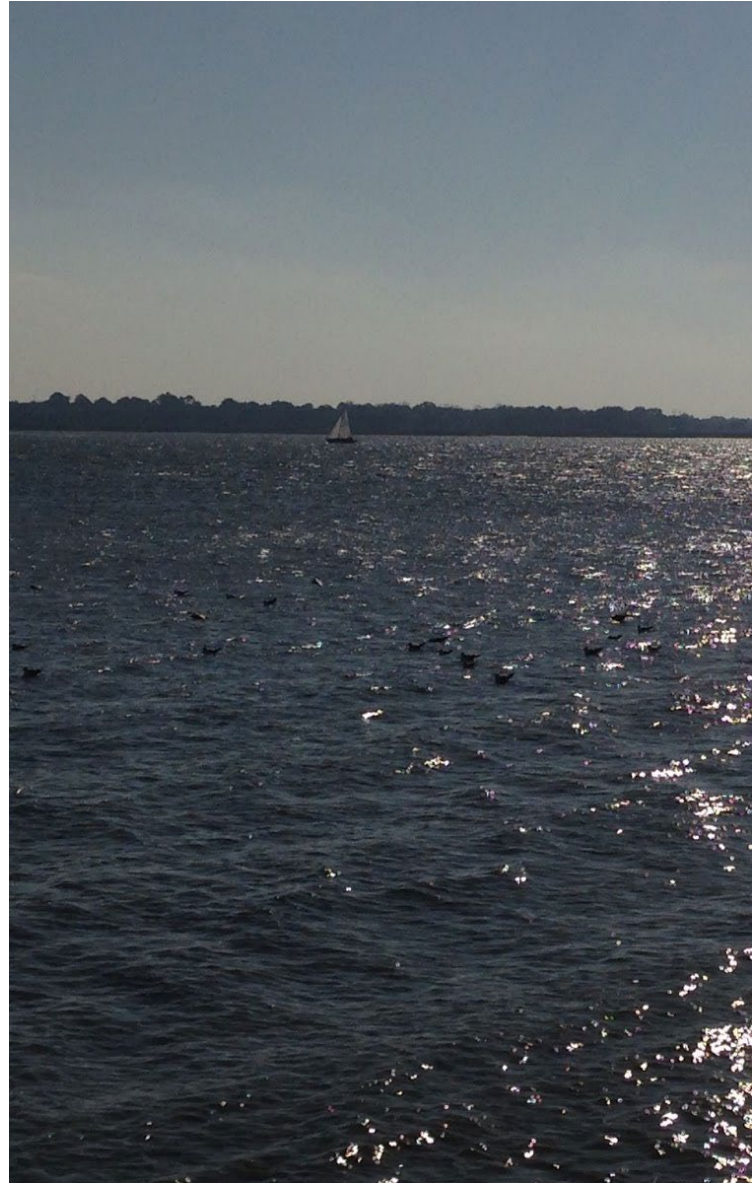
Wylie has a high point elevation of roughly 570 feet and a low point elevation of roughly 440 feet, indicating an elevation difference of about 130 feet within the City. Higher elevations are generally in the western portion of the City's limits while lower elevations are generally in the eastern portion of the City's limits. Changes in elevation will be important when considering developable land and stormwater planning.

Water Bodies, Streams, and Floodplains

Wylie is unique in that it is a lakeside community with lakefront access to Lavon Lake, and is in close proximity to Lake Ray Hubbard. Given Wylie's proximity to two major lakes in the DFW Metroplex, there are multiple tributaries and rivers in or in close proximity to the City.

The East Fork of the Trinity River flows south from Lake Lavon to Lake Ray Hubbard, flowing through portions of Wylie's eastern City limits. Multiple tributaries of Lake Ray Hubbard like Muddy Creek and Cottonwood Creek flow through the southern portion of Wylie's City limits.

As with all major rivers and tributaries, large amounts of floodplain are associated with the streams flowing through Wylie. This is important to consider as stringent development regulations have been put in place by the Federal Emergency Management Agency's (FEMA) National Flood Insurance Program (NFIP). In most cases, developers tend to avoid these areas in order to avoid incurring costs associated with bringing a building up to the standards required by the NFIP.



Constructed Constraints

City Boundaries

Currently, the City limits comprise about 37 square miles. Approximately five percent of the City remains undeveloped, with about 10 to 15 percent of the City available for redevelopment, indicating the City can accommodate growth within its current boundaries. In addition, there are portions of the City's extraterritorial jurisdiction (ETJ) that can accommodate growth - particularly in the southern and northeastern portions of the ETJ.

Major Thoroughfares

Major thoroughfares are roadways identified as regional and local routes, providing mobility over long distances. These roadways differ compared to roads located in places like subdivisions as they are meant to provide mobility for higher volumes of traffic at relatively high speeds. In Wylie, TX-78 is the major regional thoroughfare, with a southwest to northeast alignment. Other roadways that may not constitute regional thoroughfares but are worth noting include Ballard Avenue, Country Club Road, and FM-544. These roadways provide adequate north-south and east-west mobility, with Ballard Avenue acting as the primary boulevard into Downtown Wylie.

These roadways provide major benefits to the community, including access and connectivity within and through Wylie, economic development potential due to undeveloped frontage, and a wide range of opportunities to continue to create a positive image of Wylie for thousands of people traveling in the City each day. These roadways are critical beyond serving as connectors; they also provide land prime for development opportunities and establishing a

positive image. In addition, it is important that City staff and City leadership consider future improvements that are expected to occur on these roadways. Although TX-78 is managed and maintained by the Texas Department of Transportation (TxDOT), it is important that the City monitor improvements as it will have a significant impact on development within the City.



Chapter 3:

Housing & Neighborhoods

Introduction

Communities are defined by their neighborhoods. Retail, commercial, and other employment centers provide jobs and the foundation for our economy. Residential areas are where we live, raise families, and invest in private property. Each of Wylie's neighborhoods face different challenges and opportunities. Neighborhood revitalization is a complex issue because it must be respectful of the physical structure itself and the people who live in it, including their physical and financial abilities to maintain the property's integrity.

This section of the Envision Wylie Comprehensive Plan provides an analysis of existing neighborhoods, followed by goals and strategies for future housing needs to ensure that Wylie continues to be a desirable and welcoming community for years to come.



Community Input Themes Related to Housing & Neighborhoods

We need **more entry-level housing** options for singles and small families

We need **more large homes** for families

We should focus on **"attainable" housing** for the local workforce

Wylie is already full and no additional residential development should be planned

We need more **options for seniors** who would like to downsize to smaller houses

Smaller homes and lots should be reviewed through the Planned Development (PD) process

Downtown mixed-use housing should be higher-end development

Existing Housing & Neighborhood Characteristics

Understanding the existing housing conditions within a community is helpful in determining appropriate goals and recommendations to ensure there is housing that can serve current and future residential needs.

Housing Choices

"Housing choices" refers to the variety of housing types that exist in Wylie today. As shown in Figure 3-1, the majority (83%) of dwelling units in Wylie are traditional detached single-family homes, compared to 65% statewide and 69% in Collin County. The next most common housing types include mobile/manufactured homes and multifamily buildings with 20 or more units.

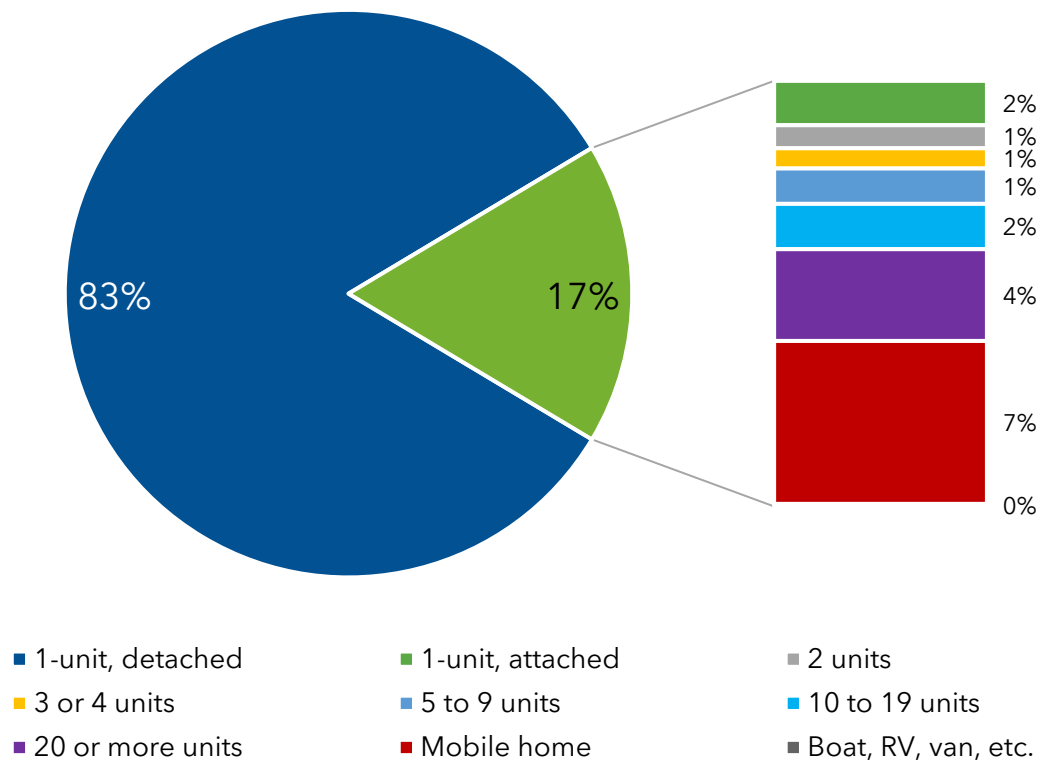
Census Terminology

1-unit, detached = Traditional single-family home

1-unit, attached = Duplexes or townhomes that share a ground-to-roof wall

2 or more units = Units that are not separated by a ground-to-roof wall (e.g., stacked units, triplex, quadplex, traditional apartments)

Figure 3-1. Housing Types



Source: ACS 2015-2019

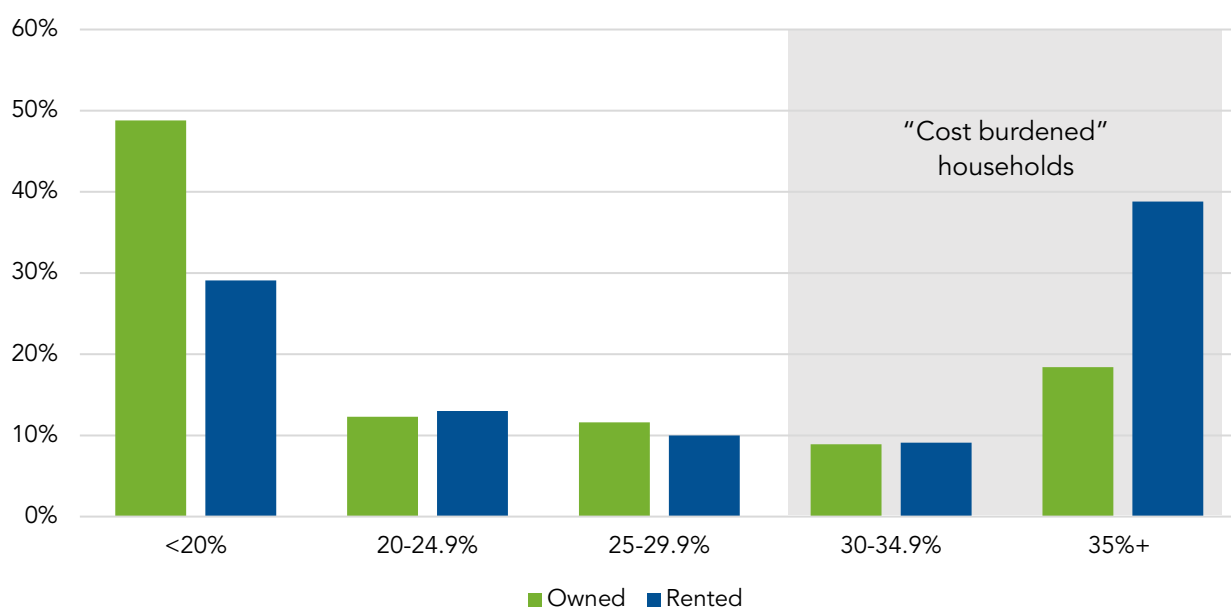
Affordability

Households paying more than 30 percent of their income towards housing costs are considered “cost burdened”. The U.S. Department of Housing and Urban Development (HUD) defines housing affordability as the ability to pay less than 30 percent of housing income on housing costs. Using this standard, the percentage of residents who pay 30 percent or less of their income toward housing costs indicates residents who are in housing that is affordable for their income level. Paying greater than 30 percent of household income on housing costs indicates households experiencing burdensome housing costs.

When looking at homeowners with a mortgage, nearly half (49 percent) pay less than 20 percent of their household income toward housing costs. However, when looking at renters, the largest group (39 percent) is those who pay more than 35 percent of their household income toward housing costs. A noticeable gap is present between those paying 20 percent and 35 percent toward housing, indicating that mid-range products may be in demand.

Median home value can provide insights into the affordability of homes within a community compared to the surrounding region. According to Esri, Wylie’s 2021 median home value was \$282,463, higher than Texas’ median value of \$224,879 but lower than Collin County’s median value of \$352,703.

Figure 3-2. Housing Costs as a Percentage of Household Income



Source: ACS 2015-2019

Housing Age & Neighborhood Conditions

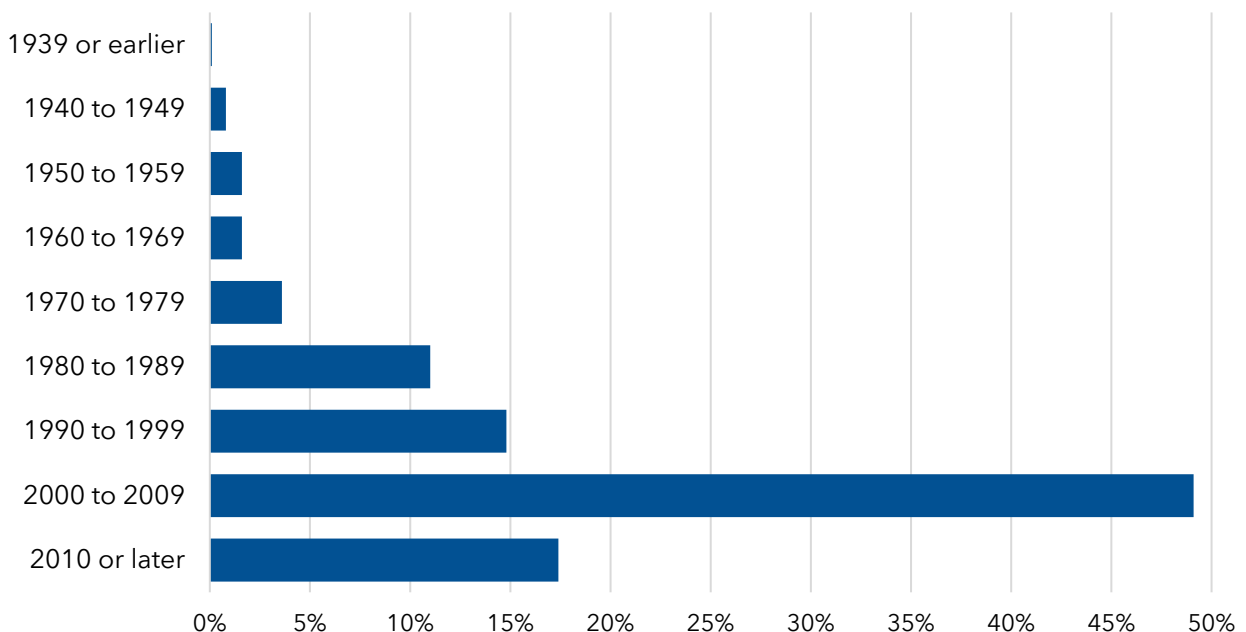
The age of housing within a community can be helpful in understanding when most structures were built – providing insights into generally when housing and infrastructure will begin to reach the end of its useful life if no significant reinvestments are made. In many instances, as is the case with Wylie, a large portion of a city's housing is built in a concentrated time period. For the City of Wylie, roughly 50% of all housing was built between 2000 to 2009. Given this, it will be important for the City to take proactive measures to ensure those neighborhoods continue to be high quality in the following decades.

Figure 3-4 on the following page displays conditions on a neighborhood scale, considering the general exterior conditions of a typical home and property within the area. Most of the housing in Wylie is considered "Sound", which aligns with newer construction. The neighborhoods designated as "Potential Minor



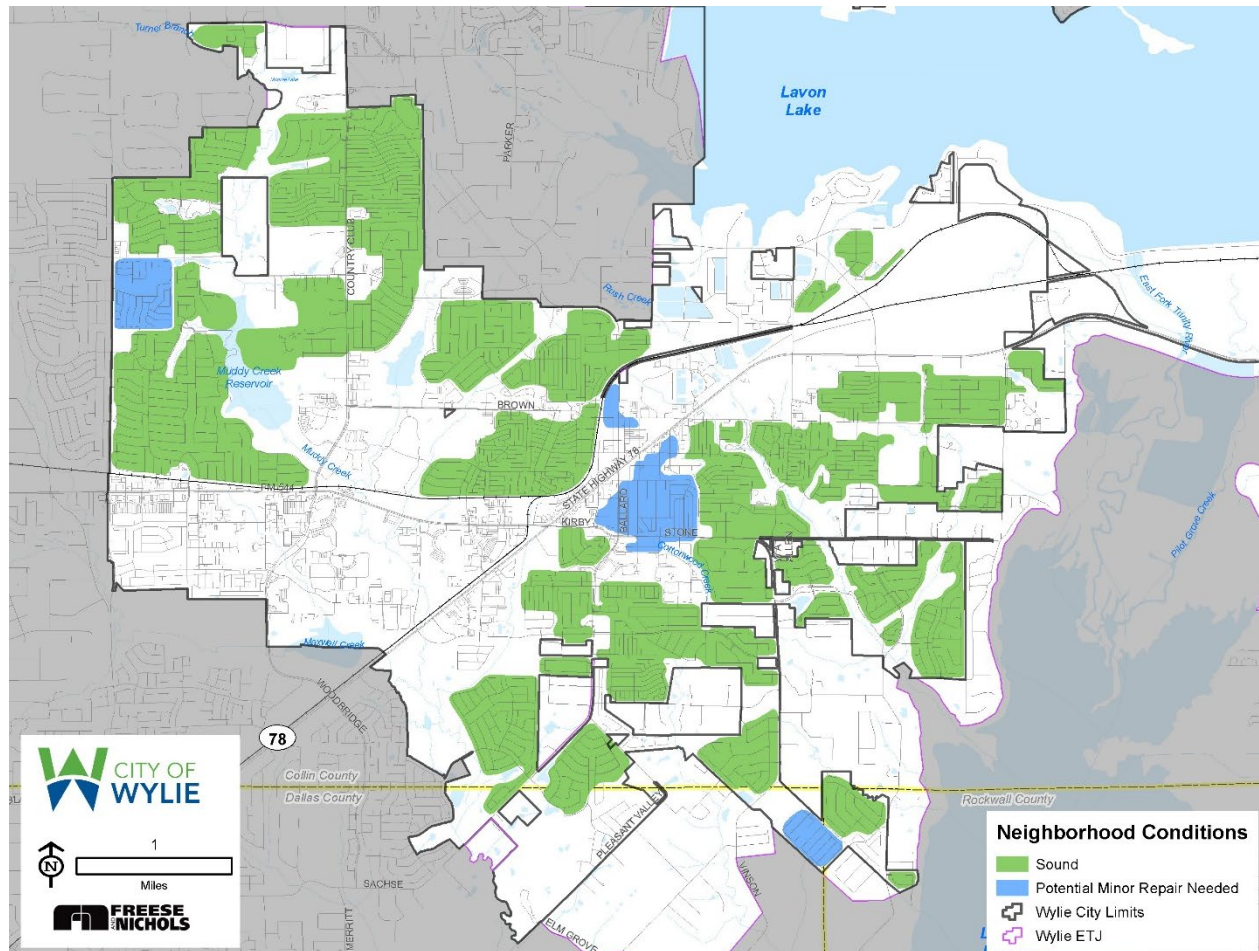
Repair Needed" include the historic neighborhoods in and around Downtown and South Ballard Avenue, the manufactured home park at McMillen Drive and McCreary Road, and the neighborhoods in and around Kirby and Ballard. It is important to note that these designations are high-level assessments and may not apply to every dwelling in the neighborhood.

Figure 3-3. Year of Home Construction



Source: Esri 2020

Figure 3-4. Neighborhood Conditions Assessment Map

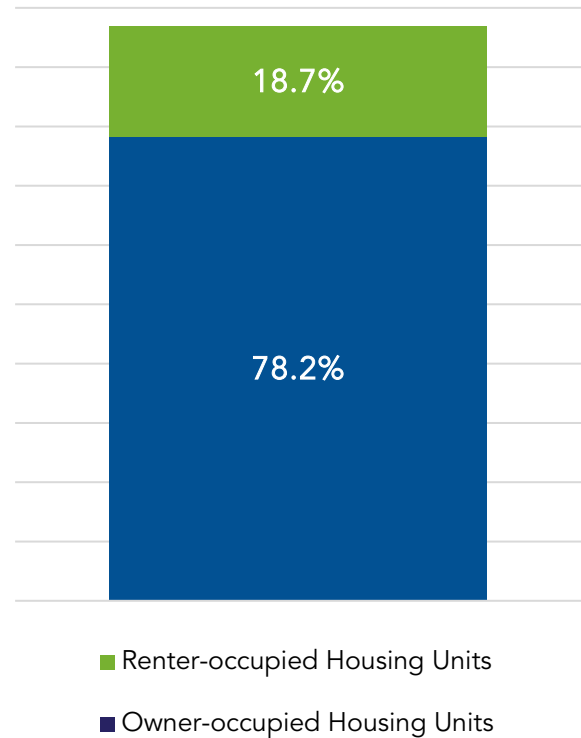


Home Ownership

Understanding the ratio of owner-occupied and renter-occupied housing units within a community can be extremely valuable. This ratio can help determine the resiliency of existing housing stock as homeownership is considered to be a long-term purchase by most. Generally, those who live in the home they own tend to take better care of the property which supports quality, lasting neighborhoods.

Of Wylie's existing housing stock, 78.2% is owner-occupied. The remaining 18.7% is comprised of housing units that are renter-occupied. This differs from the State of Texas in which it is estimated that 62.3% of homes are owner-occupied and 37.7% are renter-occupied.

Figure 3-5. Renter- vs. Owner-Occupied Housing



Source: Esri 2020

Housing & Neighborhoods Goals & Strategies

Goal H1. Preserve Wylie's existing neighborhoods.

Strategy H1a. Continue proactive code enforcement efforts and identify resources available to residents who may need assistance addressing violations.

Code enforcement plays a critical role in preserving the quality of life in residential areas. The City should continue the current proactive code enforcement practice to assist in maintaining neighborhoods over time. Additionally, innovative policies should be examined and tested where applicable, such as:

- Partnering with local volunteer organizations who could assist some residents address minor violations, perhaps due to the financial burden or lack of the physical ability required to address some issues, or
- A City-funded need-based grant program that can be used to assist in paying for larger repairs that require professional services.

These and similar approaches could resolve violations, keep neighborhoods vibrant, and avoid fines that may increase an existing financial hardship.

Strategy H1b. Develop and implement neighborhood enhancement programs and initiatives to help facilitate and improve neighborhood quality.

Neighborhood clean-up days can be beneficial to neighborhood quality. The City should reach out to local nonprofits, HOAs, and other organizations, and develop a calendar to schedule volunteer clean-up days. These efforts can address litter, minor repairs, and landscaping maintenance, which improve the appearance of a neighborhood. Coordinated efforts can generate excitement, encourage participation, and support consistency throughout the year. Develop and maintain a webpage on the City's website that outlines steps to organizing a volunteer event, including how to schedule a date on the City's calendar. Rewarding well-maintained yards through a "yard of the month" designation can also support this initiative.

Neighborhood Clean-Up



Strategy H1c. Promote aesthetic improvements for existing neighborhoods to create visual appeal and foster a sense of community.

Retrofitting features into existing neighborhoods can help to maintain and enhance the existing quality. Evaluate opportunities to install welcoming entryway signage, enhanced native landscaping along prominent corridors, and distinctive branded signage within neighborhoods. This effort could be achieved as a capital improvement project and/or through coordination with individual homeowners' associations (HOAs). At least one retrofit project should be completed per year.

Temporary signs (i.e., "bandit signs") that are often placed within and along the right-of-way can create visual clutter and promote an undesirable neighborhood image. Strengthen sign regulations to the extent possible to alleviate this issue. Small, temporary signs should be allowed only as required by State or Federal Law.

Strategy H1d. Ensure that the City's property exhibits the desired level of standard for property maintenance.

City-owned property can set the tone for the community's image, particularly along corridor rights-of-way. Ensuring that this property is well maintained encourages private property owners to maintain their property to a similar standard. Develop a "sponsor a highway" (or corridor) program supplementing existing City right-of-way clean-up efforts to maintain a positive image.

Unlike some municipalities, the City of Wylie provides the community the benefit of the City being responsible for maintaining sidewalks along public streets; however, not all residents are aware that repairs can be requested at no charge. Consider occasional social media updates (e.g., "did you know...") regarding the City's services that are available to maintain quality neighborhoods. Also, consider expanding the existing information on the City's website to clarify that residents can request repairs from the City.

Enhanced Neighborhood Entryway



Goal H2. Encourage compatible infill and redevelopment in aging neighborhoods.

Strategy H2a. Review the Zoning Regulations to ensure compatible infill development in existing neighborhoods.

As neighborhoods mature and begin to redevelop over time, a change in residential character can occur – often through either increased densities or through substantially larger single-family homes. Review and update the current Zoning Regulations to strengthen requirements for any construction be compatible with the neighborhood or future residential goals.

Strategy H2b. Investigate methods for the demolition of dilapidated structures.

Some homes may be deteriorated beyond repair and require demolition for safety purposes. Additionally, the City proactively clearing the lot encourages future private investment in developing the property, since there would be no costs required to remove an existing dilapidated structure. The City should investigate whether a land banking program would be beneficial. The City could take over ownership of a property in exchange for clearing unpaid taxes and/or removing an unsafe structure, and selling the land at a reduced rate to encourage investment in desired development types.

Incompatible Infill Development



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.

Numerous grant programs are available to support the availability of various housing types to increase affordability. Investigate various options including the following programs: Low Income Housing Tax Credit (LIHTC), Community Development Block Grant (CDBG), Texas State Affordable Housing Corporation affordable housing bonds, and HOME Investment Partnerships Program.

Strategy H3b. Encourage adaptive reuse of structures to promote a variety of housing options.

Review the current Zoning Regulations and building codes for any potential barriers to appropriate adaptive reuse.

Strategy H3c. Encourage mixed-use, walkable developments to increase housing choice.

Appropriate mixed-use development (i.e., typically multifamily units above retail uses) can create vibrant and desirable places by concentrating population in retail areas, generating activity at local shops, restaurants, and other businesses. Amend the Zoning Regulations to specifically define and address mixed-use development and permit this use in identified higher intensity districts.

Vibrant, Mixed-Use Development



Goal H4. Allow a variety of housing types and choices.

Strategy H4a. Identify appropriate locations for non-single family housing types as redevelopment occurs.

The Future Land Use Map identifies areas as Mixed-Use and Medium-Density Residential, which could accommodate non-single family housing types. When determining whether a specific site within these areas is appropriate for non-single family development, consider the following:

- Compatibility with surrounding development;
- Proximity and access to retail areas and commercial services;
- The need for a transitional use between single family and other uses; and
- Resulting traffic flow and parking needs.

Strategy H4b. Expand housing options within Downtown by encouraging living units above retail stores and developing mixed-use opportunities.

The number and concentration of residential units drive activity and support economic development efforts. Additionally, living units above retail stores (i.e., vertical mixed-use) provides both shopping opportunities and an alternative housing type. Ensure that mixed-use development is specifically encouraged and incentivized within Downtown and the surrounding area. This will continue to promote Downtown as a unique and vibrant destination.

Live-Above Downtown Residential



Goal H5. Incorporate amenities and design features in future developments to encourage high-quality neighborhoods.

Strategy H5a. Encourage the programming of open space with shaded areas and trail connections in future development.

The current Subdivision Ordinance requires the dedication of parkland for public recreational space. Consider expanding the regulations to require the improvement of the parkland with play, shade, and/or picnic equipment (or a fee in lieu of installing the improvements). Additionally, the Ordinance should require the dedication/construction of trails in accordance with the Parks, Recreation, and Open Space Master Plan.

Strategy H5b. Identify corridors with high pedestrian traffic and provide street trees in high-priority areas to increase pedestrian comfort.

Street trees – those that line the sidewalks, usually found between the sidewalk and the street – provide numerous benefits. The trees improve the appearance of corridors, help to reduce the urban heat island effect, offer shade to pedestrians, and create a protective buffer for pedestrians from nearby traffic. Many streets in Wylie, however, do not have street trees in place today. The City should conduct an inventory of the streets that are currently tree-lined, and plan to install trees along the remaining streets where appropriate, prioritizing high pedestrian areas.

Street Trees



Envision Wylie

Strategy H5c. Incorporate communal open space elements for an increased sense of community.

While the current Subdivision Ordinance requires the dedication of parkland, the regulations could specify whether the requirements are for Neighborhood Parks intended to serve a specific neighborhood, or for Community Parks that serve the entire community, or for both. Options could be to require the dedication of land for a Neighborhood Park when a subdivision is developed, and an additional fee in lieu of land dedication to help fund the development of a larger Community Park. As an alternative to Neighborhood Parks, a series of small Pocket Parks (approximately one acre) may be desirable for improved access and unique facilities; however, this can pose a maintenance challenge. Covered pavilions and similar facilities would help meet the communities desire of communal open space. The inclusion of open space should be a key consideration when evaluating Planned Developments (PDs).

Strategy H5d. Use the Planned Development (PD) process to encourage innovative residential developments.

Planned Developments (PDs) are a zoning tool intended to allow innovative or unique development that cannot otherwise be accommodated by the City's codes. The PD process enables the City to negotiate with an applicant and consider various trade-offs to meet both parties' needs. The City should continue to use this process to achieve desirable development objectives, such as housing variety, infill development, enhanced open space, and low-impact development.

Park Amenities



Chapter 4:

Land Use & Design

Introduction

The purpose of this chapter is to plan for the future land use pattern in Wylie. This begins with an evaluation of the existing land uses in Wylie today. Next, future land use categories were developed to address new development and any anticipated redevelopment, driven by the community's goals.

The pattern of land uses in Wylie has evolved over many years to serve its residents. The acreage used for various uses is largely determined by the market demand; however, regulatory approaches can shape whether the market can act on the demands. This section uses existing land uses, physical features, market trends, and community input to guide land use planning and strategies.

The chapter also outlines strategies to help achieve the community's vision for its build environment, and additional planning considerations such as population projections and ultimate build-out projections.



Community Input Themes Related to Land Use & Design

We should preserve our **low-density atmosphere**

We need **more entertainment options** for teens and families

We need **more local shopping** options and **nightlife**

The **lakefront is underutilized**

A business or office park would help to **increase local employment options**

We should **preserve the lakeshore, green spaces,** and our **natural environment**

We should use non-monetary incentives to **encourage desirable development**

We should **expand** the use of our **existing parks** and plan for more future recreational opportunities

Existing Land Use & Characteristics

This section provides an analysis of the existing land use patterns present in Wylie today. The analysis includes the area within the City limits and within the extraterritorial jurisdiction (ETJ).

Figure 4-1 indicates the number of acres within each existing land use category within the City, ETJ, and the total planning area (City limits and ETJ combined). Excluding Right-of-Way and Lake Lavon, the largest land uses today are Single-Family (38 percent), Parks and Open Space (23 percent) and Vacant (19 percent).

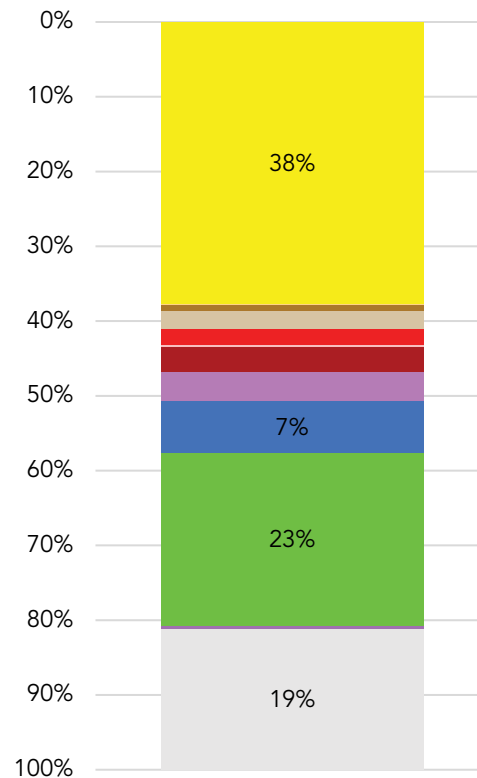


Figure 4-1. Existing Land Use Distribution

Existing Land Use Category	City	ETJ	Total Planning Area	% of Planning Area*
Single-Family	4,078	2,658	6,736	38%
Two-Family	18	0.0	18	0.1%
Townhome	16	0.0	16	0.1%
Multi-Family	125	0.0	125	1%
Manufactured Homes	220	204	424	2%
Retail	394	8	401	2%
Office	34	0.0	34	0.2%
Commercial	301	274	576	3%
Industrial	686	7	693	4%
Public/Semi-Public	1,167	52	1,219	7%
Parks and Open Space	4,031	110	4,141	23%
Utilities	54	16	70	0.4%
Right-of-Way	1,928	277	2,204	-
Lake Lavon	9,563	434	9,997	-
Vacant	1,263	2,089	3,353	19%
Total	23,879	6,128	30,007	-

*Excludes Right-of-Way and Lake Lavon

Figure 4-2. Existing Land Use Map

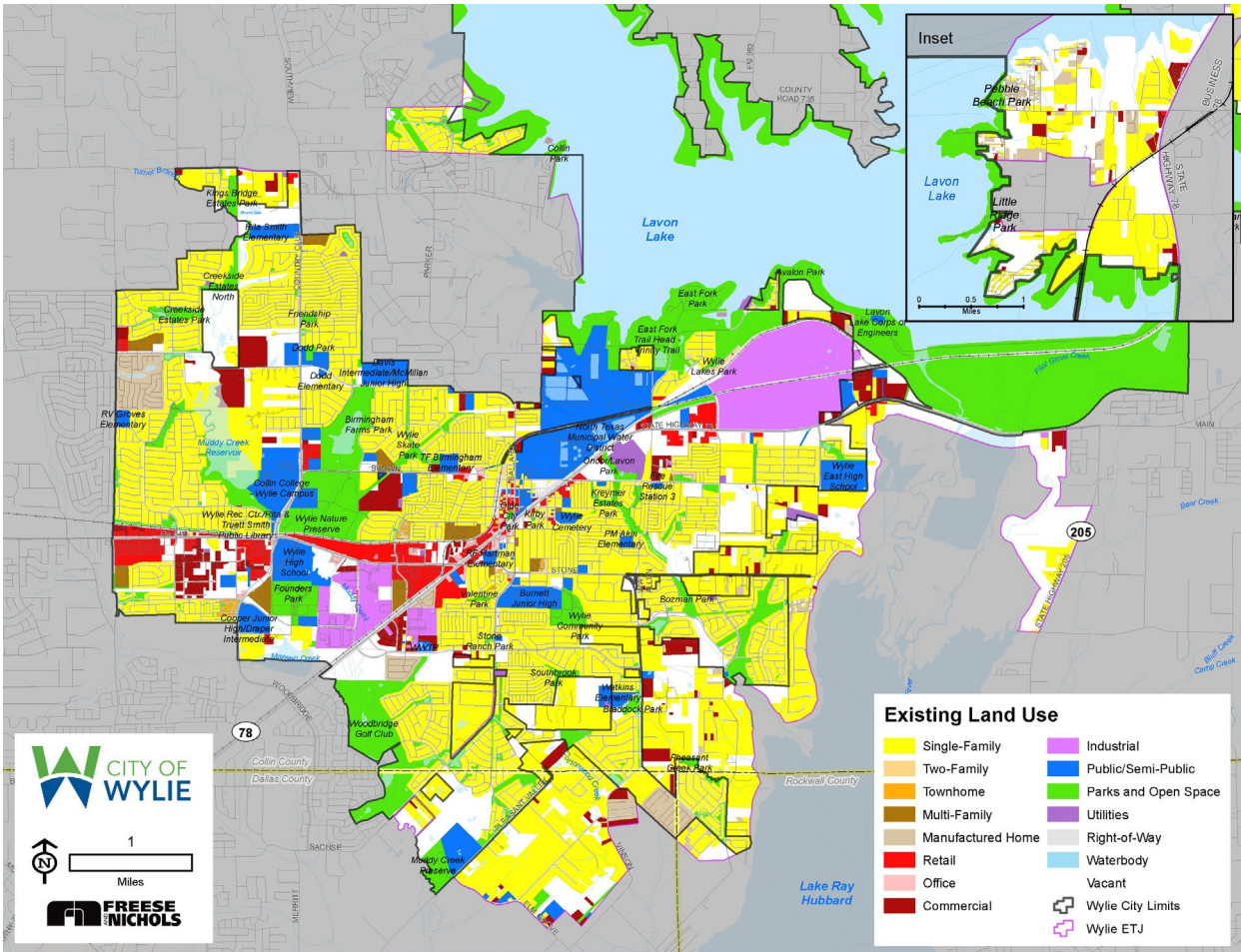
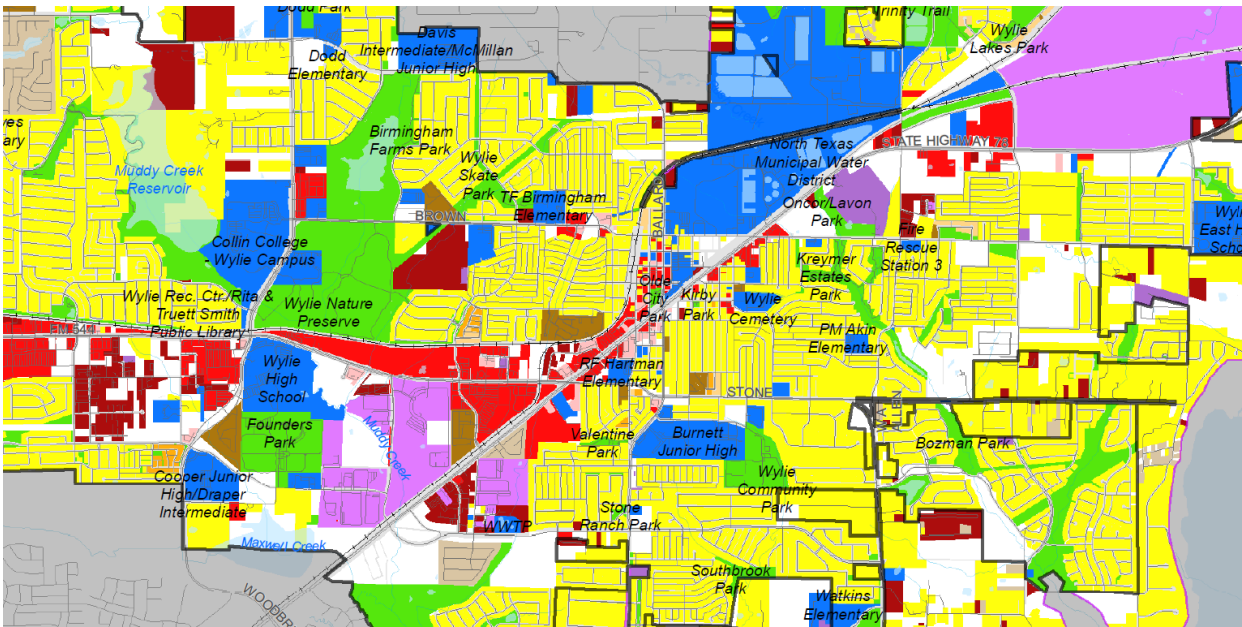


Figure 4-3. Existing Land Use Map (Core Close-Up)



Future Land Use

The Future Land Use (FLU) map, shown in Figure 4-5 on the following page, is a graphic representation of the recommended land use pattern in the City and its ETJ. It is intended to guide future land use decisions and infrastructure planning as development and redevelopment occur. The map is a long-range vision and is not necessarily the land uses that exist today.

The FLU map provides guidance and helps to inform development decisions; however, it is not the City's zoning map, which regulates the use of land. The FLU map is also not the endpoint of discussions, but rather an important element to evaluate along with other site- or conditions-specific considerations.

The FLU map depicts nine land use categories. The pages following the map describe the main purpose of each category, any secondary purposes, and associated development characteristics.

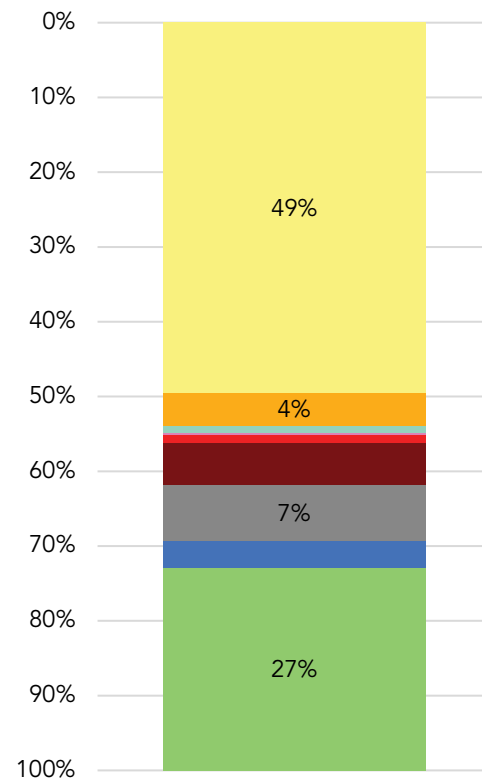


Figure 4-4. Future Land Use Distribution

Future Land Use Category		City	ETJ	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	160	38	197	1%
	Regional Commercial	776	228	1,004	6%
	Industrial	1,292	31	1,324	7%
	Public/Semi-Public	613	25	638	4%
	Parks and Open Space	4,117	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 Lavon

The map displays the City of Wylie, Texas, with various parks, schools, and landmarks. The map is color-coded by district: red for the north, yellow for the center, and green for the south. Key locations include Wylie High School, Wylie Community Park, and Wylie Nature Preserve. The map also shows major roads like State Highway 76 and the Wylie Creek.

Future Land Use Categories

Low-Density Residential

Main Purpose: Provide areas for detached single-family homes on 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. Nonresidential uses are limited to arterial roadways.



Medium-Density Residential

Main Purpose: Provide areas for detached single-family homes on 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.



Mixed-Use & Special Planning Areas

Main Purpose: Provide areas for coordinated residential and nonresidential uses within a single development or planning area. Multi-family and high-density residential may be appropriate in the context of mixed uses.

Secondary Purpose: Provide unique destinations for people to visit, shop, dine, work, and live.

Characteristics: Horizontal or vertical mixture of residential and nonresidential uses. Standalone residential (e.g., multi-family developments) located at mid-block and not major street intersections.



Downtown

Main Purpose: Build upon the existing Downtown development pattern by encouraging appropriate infill and redevelopment of similar uses.

Secondary Purpose: Preserve and promote Downtown as the cultural center and key economic driver for Wylie.

Characteristics: Mixed-Use development aligned around historic Downtown Wylie and North Ballard Avenue. Development in this area should improve pedestrian spaces and pedestrian connectivity to surrounding neighborhoods to sustain and enhance an enjoyable and vibrant Downtown.



Envision Wylie

Local Commercial

Main Purpose: Provide small-scale commercial, retail, and office uses that are compatible with and serve adjacent neighborhoods.

Secondary Purpose: None.

Characteristics: Single-story nonresidential uses that often serve as a buffer between neighborhoods and more intense uses.



Regional Commercial

Main Purpose: Provide areas to allow for a broad range of commercial, retail, and office uses oriented toward major roadways.

Secondary Purpose: Heavy commercial or light industrial uses may be appropriate depending on compatibility with surrounding uses.

Characteristics: Single- or multi-story nonresidential uses that maximize major roadway frontage and intersection traffic and visibility.



Industrial

Main Purpose: Provide areas for light industrial, heavy commercial, office, and flex-space development and related uses.

Secondary Purpose: None.

Characteristics: These areas contain nonresidential uses of high intensity, typically involving industrial processes, and often located along rail lines and major thoroughfares.



Public/Semi-Public

Main Purpose: Designate existing governmental facilities (City, County, etc.), educational facilities, and places of worship.

Secondary Purpose: None.

Characteristics: Public facilities should portray a positive image of the community, with quality stone/brick materials and artistic features when possible, such as the City Hall/Public Library facility.



Envision Wylie

Parks & Open Space

Main Purpose: Designate existing and planned parks and open space areas to serve the community.

Secondary Purpose: None.

Characteristics: May be dedicated active recreation, passive open space, or floodplain.



Population Projections & Ultimate Capacity

Figure 4-7 shows the City's population projections through 2040 based on four different growth scenarios ranging from one to four percent. For planning purposes, an estimated growth rate of two percent is recommended. This rate is based on previous growth rates (1.87% for 2010-2020 from the City's building permits) and regional projections (1.79% for 2020-2040 from the Texas Water Development Board). This rate would result in a population of about 85,600 residents in 2040.

Figure 4-7. Population Projections

Year	Growth Rate			
	1.0%	2.0%	3.0%	4.0%
2021	58,797	58,797	58,797	58,797
2025	61,184	63,644	66,177	68,784
2030	64,305	70,268	76,717	83,686
2035	67,586	77,581	88,936	101,817
2040	71,033	85,656	103,101	123,876

Figure 4-8 estimates the ultimate capacity, or "build-out", of the City, ETJ, and the combined planning area. Assuming the currently vacant areas develop as shown in the Future Land Use Map, the combined planning area could accommodate about 92,500 residents.

Figure 4-8. Ultimate Capacity Estimate

Future Land Use	Currently Vacant Acres	Characteristics			Future Housing Units	Future Households	Future Population
		Approx. DUA	Occ. Rate*	PPH*			
City							
Low-Density Residential	534	3	96.9%	3.14	1,602	1,552	4,874
Medium-Density Residential	84	8	96.9%	3.14	672	651	2,045
Mixed-Use and Special Planning Areas	32	8	96.9%	3.14	259	251	789
Ultimate Capacity in Vacant Areas in the City							7,708
Current Population in the City							58,797
Ultimate Capacity in the City							66,505
ETJ							
Low-Density Residential	1,452	3	96.9%	3.14	4,356	4,221	13,254
Medium-Density Residential	18	8	96.9%	3.14	141	136	428
Mixed-Use and Special Planning Areas	45	8	96.9%	3.14	362	350	1,100
Ultimate Capacity in Vacant Areas in the ETJ							14,782
Current Population in the ETJ							11,261
Ultimate Capacity in the ETJ							26,043
Combined Planning Area							
Low-Density Residential	1,986	3	96.9%	3.14	5,958	5,773	18,128
Medium-Density Residential	102	8	96.9%	3.14	813	788	2,473
Mixed-Use and Special Planning Areas	78	8	96.9%	3.14	621	602	1,889
Ultimate Capacity in Vacant Areas in the Combined Planning Area							22,490
Current Population in the Combined Planning Area							70,058
Ultimate Capacity in the Combined Planning Area							92,548

*2020 Esri occupancy rate and persons per household estimates

Land Use & Design Goals & Strategies

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

Strategy LU1a. Review and update the existing zoning ordinance and subdivision regulations to align with this plan's recommendations.

The zoning ordinance and subdivision regulations are two of the most important mechanisms for implementing a comprehensive plan. Generally speaking, the zoning ordinance controls land use types and site design, while the subdivision regulations control the dividing of land and installation of public improvements to serve development. The City should evaluate the existing regulations against plan recommendations to identify possible amendments that could support the community's vision. For the zoning ordinance specially, investigate the need to add land uses to the use chart and potential new zoning districts to incorporate recommendations. For the subdivision regulations, evaluate if infrastructure design standards (roads, sidewalks, etc.) need to be updated to align with the plan's recommendations.

Strategy LU1b. Consider this plan when evaluating future rezonings or development plans, with an emphasis on achieving the overall vision for the community.

Although the Future Land Use map is not a zoning map, it is intended to guide decisions regarding potential rezonings. The Planning & Zoning Commission and City Council should continue to reference the FLU map and the goals and policies contained herein, particularly when reviewing zoning requests.

Strategy LU1c. Develop a procedure, process, or policy to review when considering a proposal that is inconsistent with the plan.

This plan seeks to identify recommendations that are reflective of the community's vision for its future and in the community's best interest; however, the City may receive future development proposals that may not align exactly with the plan's stated recommendations and policies that may still help achieve the community's overall vision expressed in the plan. Additionally, new development types and patterns may emerge after this plan's adoption that may be appropriate within Wylie. The City should establish criteria for evaluating proposals that are not consistent with the plan. The criteria would serve as a way to communicate to the public why a development project should be supported.

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

Strategy LU2a. Plan for capital improvements that contribute to the sense of community, such as enhanced gateways and corridor banners.

Unique design features can help to define a community's identity, indicating to someone that they have entered the City of Wylie and creating a consistent theme and sense of place throughout the community.

Gateways are typically placed at the entryway into the City, incorporating a design and materials that reflect the City's branding. Gateways typically include a sign, enhanced landscaping, lighting, and/or public art. Gateways are often categorized into primary and secondary, with the larger primary gateways located along the most heavily traveled and higher speed roadways and smaller secondary gateways along moderately traveled corridors.

The City currently has one monument sign placed in the median along SH 78 entering into the southern boundary of the City. Enhancements should be considered to increase the presence into that of a primary gateway, including landscaping and possibly public art. Another primary gateway would be appropriate along SH 78 at the northern entry into the City, with secondary gateways along corridors that connect to neighboring communities such as FM 544 and Woodbridge Parkway.

Additionally, City-branded banners attached to streetlight posts are appropriate in areas with pedestrian traffic. The City currently has branded banners in some locations; however, expanding the signage to additional locations with City or area-specific branding may be appropriate. Encourage local businesses to sponsor the banners with the business name added to the banner to offset the cost.

Existing Gateway Signage



Strategy LU2b. Define the desired public and private aesthetics for Downtown, Highway, Suburban, and Rural Corridors.

The term “corridor” is used herein to describe the area within the public right-of-way (including streets, any medians, pedestrian amenities, landscaping, lighting), as well as the private realm (including building heights, setbacks, and site design). Corridors play a major role in establishing a community’s identity, framing the development pattern and creating the view from the street for residents and visitors. For this reason, it is important that the corridors project a positive image that is reflective of Wylie’s character.

Additionally, different corridor types should have different characteristics. The following section outlines recommended elements that may be appropriate for each corridor type.

Downtown Corridors

North Ballard Avenue is the prime example of a Downtown Corridor. Development is the most urban in nature, with one- to two-story buildings abutting the sidewalks and parking located either on-street or behind the buildings. Signage is smaller in scale and may be oriented toward pedestrians with sandwich board or hanging signs. Pedestrian amenities are strongly encouraged, with wide sidewalks, enhanced crossings, and ample seating, shade, and landscaping.

Highway Corridors

An example of a Highway Corridor would be SH 78. Highway Corridors typically include larger scale developments (e.g., “big box” development or office headquarters). Buildings with larger setbacks are more common, with taller commercial signage for visibility. The development is generally more auto oriented but includes comfortable pedestrian connections from parking areas to building entrances.

Suburban Corridors

Suburban Corridors are the most common in Wylie, exemplified by Brown Street or Woodbridge Parkway. These corridors are typically auto oriented, although development should include a well-connected pedestrian network between uses. Commercial signs should be lower heights with multi-tenant consolidated signage encouraged.

Rural Corridors

Rural Corridors are present near the periphery of Wylie, such as Country Club Road. These corridors are important to retaining the natural, rural atmosphere that many residents enjoy about Wylie today, while still allowing development that meets market demands. Rural corridors should generally allow for medium-scale development with more significant setbacks and native mature landscaping along the roadways. Wider right-of-way widths are appropriate when possible through dedication or acquisition. Commercial signage should be smaller in scale and constructed of materials that are reflective of the City’s image (e.g., limestone). Multi-purpose trails are appropriate along these corridors.

Strategy LU2c. Increase outdoor gathering places in Downtown and other destinations.

Outdoor gathering places include amenities such as parks, plazas, or seating areas. These places can serve as destinations that attract visitors to an area, or as an informal gathering place where the community can interact or otherwise enjoy an experience. Olde City Park is a notable outdoor gathering place in Downtown; however, smaller places can help expand activity and provide different experiences.

Consider potential locations for smaller gathering spaces in Downtown. These spaces should be programmed with features to draw people to the area, such as shaded picnic tables/seating, interactive public art installations, or unique and entertaining exercise amenities (e.g., a climbing wall). Additional locations that would be appropriate for planned outdoor gathering places and amenities include the area north of City Hall near the nature preserve and the area immediately south of East Fork Park.

Strategy LU2d. Increase the number of community events and festivals to promote the small-town feel.

Community input received throughout the creation of this Plan overwhelmingly underscored the importance of retaining Wylie's small-town character. Citywide events help to bring together a community, whether it is a large annual festival or smaller recurring events. The City hosts multiple annual events each year, such as the Wylie Arts Festival, Bluegrass on Ballard, Boo on Ballard, and several others. Consider whether an additional festival dedicated to celebrating Wylie's historic heritage (e.g., Wylie Heritage Days) would be desirable. In terms of smaller recurring events, the City should consider holding a farmers' market or a "First Friday" event to encourage people to visit Downtown and patronize local businesses.

Outdoor Gathering Space



Envision Wylie

Strategy LU2e. Commemorate the history of the two railroads that built Wylie's foundation.

The extension of two railroads into Wylie – the Gulf, Colorado and Santa Fe Railway in 1886 and the St. Louis Southwestern Railway in 1888 – is largely responsible for the initial development of the City. To pay homage and build on this history, the City should evaluate options to commemorate its roots, such as a festival (as mentioned in LU2d, such as Wylie Heritage Days or a Model Train Festival) and/or a dedicated plaza area with related educational information and public art.

Strategy LU2f. Embrace Wylie's unique history by pursuing the development of a local history museum.

As noted in LU2e, Wylie has a unique history based on its foundation as a two-railroad town. Resident support exists for the creation of a local history museum; however, no progress has been made to-date. The City should work with local community volunteers to inventory the artifacts and assets that could be displayed in such a museum, identify potential locations, and consider potential sponsorship/donation opportunities.

Example of a Railroad Depot with Local History Exhibits



Goal LU3. Strengthen Downtown Wylie as a vibrant and welcoming destination.

Strategy LU3a. Focus on placemaking initiatives within Downtown.

Placemaking refers to embracing and enhancing the unique characteristics of a certain area and building a sense of place that is specific to that particular location. It creates a place where people want to be. Downtown Wylie is the most distinctive “place” within Wylie, with its historic charm and walkable streetscape; however, improvements should be considered.

Wayfinding signs are directional signage that assist visitors in finding common destinations, such as a park, parking, or an events facility. As described in the 2021 Downtown Strategic Plan, adding consistently themed wayfinding signs throughout Downtown Wylie could help the area feel more cohesive and connected with the immediately surrounding areas, as well as improve navigation in the area. This could also help to encourage people to walk between nearby destinations.

Cross-street string lighting (i.e., lights hung overhead across streets) is a common way of making a space feel more inviting. The lighting improves the attractiveness and feeling of safety within the area, and helps to indicate a designated “place”. String lighting may be appropriate across Ballard Avenue, particularly between Oak and Marble Streets. As the Downtown core expands in the future, additional block lighting would be appropriate.

Wylie Car Show in Downtown



Envision Wylie

Strategy LU3b. Address parking issues, particularly during events, as Downtown continues to become more active.

Adequate parking access can be a challenge for any community with a successful and active Downtown. With most parking located either on-street or behind buildings, finding an open parking space near one's destination can be a challenge.

The 2021 Downtown Strategic Plan included an inventory and analysis of the existing parking supply (see Figure 4-9 on the following page). This analysis determined that while most parking spaces along Ballard Avenue are occupied during normal peak times, parking on streets other than Ballard and the immediately adjacent streets was less than 25% occupied, and public off-street lots were less than 20% occupied. This indicates that the issue during normal conditions is not due to a lack of parking, but likely rather due to a lack of awareness of the available parking locations and

rules, and the comfort level for pedestrians to walk between the available parking and their destination. Wayfinding signage would be helpful to indicate where free parking is located, with any limitations or rules clearly posted at the parking site.

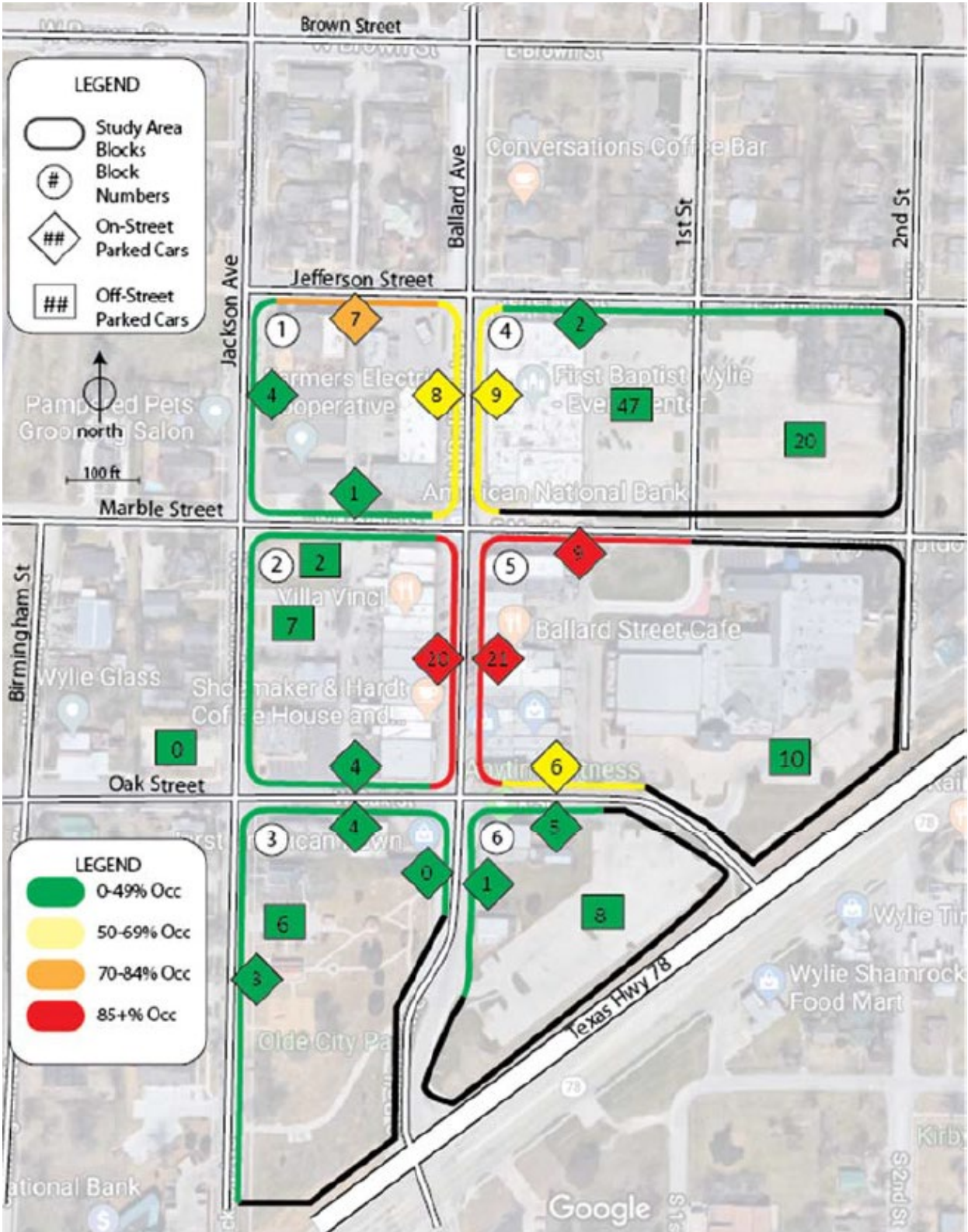
Continue the ongoing traffic study and consider conducting an evaluation of the typical daily use to determine whether the on-street spaces are occupied by Downtown employees who park in the spaces for long periods of time. If so, encouraging employees to park in other locations may be beneficial to keep the nearest on-street spaces available for patrons on a short-term visit. Alternatively, a parking time limit may be helpful if spaces are occupied for long periods of time.

For special events when parking demand is at its peak, the City should continue coordination with surrounding property owners.

On-Street Parking in Wylie



Figure 4-9. On-Street Parking Occupancy (Weekday Lunchtime) from the Downtown Strategic Plan



Walker Consultants, 2019

Envision Wylie

Strategy LU3c. Implement interim and long-term pedestrian enhancements in Downtown, such as sidewalk enhancement, crosswalks, pedestrian connectivity, shade, and accessibility.

The 2021 Downtown Strategic Plan provides recommendations regarding pedestrian enhancements in Downtown; the City should continue proactive implementation of these recommendations. Additionally, consider options for immediate improvements through the use of “tactical urbanism”, which is the practice of implementing low-cost, pilot program improvements. These improvements can spark change, generate excitement, and evaluate alternatives (also see “better block” initiatives). Examples of this practice include painting pavement to add character to a crosswalk or add a bike lane; placing potted landscaping in the street to mimic bulb-outs that lower speeds and enhance pedestrian safety; and adding temporary seating/dining areas in place of on-street parking spaces. These improvements can coincide with an event or festival to draw the community’s attention for feedback. Consider whether this type of temporary improvements could be beneficial for Downtown Wylie.

Strategy LU3d. Establish standards for new development in Downtown to preserve and expand the character of the current Downtown core and adjacent areas.

The 2021 Downtown Strategic Plan provides recommendations related to form-based code regulations that would be appropriate within Downtown Wylie to maintain its historic character and pedestrian orientation. “Form-based codes” focus primarily on a building’s façade and how the building interfaces with the public/pedestrian realm, whereas traditional codes focus primarily on the specific use that is conducted inside the building. Evaluate options (e.g., form-based code or pattern book) to better define the building form within the Zoning Ordinance in Downtown, as recommended by the Strategic Plan.

Downtown Pedestrian Crossings



Strategy LU3e. Evaluate opportunities to generate additional activity in Downtown.

To support Downtown Wylie as an active, thriving destination, the City should consider options to generate increased and extended activity in Downtown. Many shops and restaurants in Downtown are closed by 6:00 p.m., which can discourage visitors who work during the day or who are looking for evening activities. Conduct a survey of business owners to identify challenges and opportunities for enhancing the Downtown business environment (e.g., extended hours on coordinated evenings with City support on advertisements).

In addition to supporting existing businesses, consider options that attract new businesses to Downtown. Food trucks and other “pop-up” mobile vending allows new businesses get established in the community without requiring the financial investment to build or lease a brick-and-mortar location. Mobile vendors, especially those that serve food, typically require access to electric and water supply connections. The City could designate a location for a food truck park and provide

electric/water connections to accommodate its users. The food truck park could be in operation for special events or on scheduled days. Food halls are a similar concept where multiple restaurants can lease kitchen spaces adjoined to a shared dining area for patrons, similar to a food court.

Strategy LU3f. Prioritize the development of a stage in Olde City Park for additional downtown activities and festivals.

Olde City Park’s proximity to the Downtown core underscores its importance as a community gathering place. The addition of a permanent stage (i.e., ground platform, canopy cover electrical connections) in the park could expand the park’s services and attract more visitors into the Downtown area for events, similar to the Bluegrass on Ballard event. The City should continue to pursue the development of a stage in the park that could accommodate concerts, ceremonies, and other performances within the park. Consider opportunities for sponsorship from local donors and/or add the project into the capital improvements plan.

Bluegrass on Ballard Temporary Stage



Goal LU4. Support a resilient local economy and plan for well-designed commercial development.

Strategy LU4a. Preserve prime land fronting State Highway 78 for sales tax-generating uses.

State Highway 78 is Wylie's primary corridor, carrying nearly 33,000 vehicles per day (Kalibrate Technologies, 2021). It provides a tremendous opportunity for the City to generate substantial sales tax revenue, which offsets the need to increase property taxes and other fees/assessments to fund the City's operational costs. The City should review the existing zoning map and permitted land use types to ensure that vacant and redeveloping parcels along SH 78 are conducive to retail uses.

Strategy LU4b. Re-evaluate existing parking requirements and consider reducing minimum parking standards to encourage smaller parking lots for commercial uses.

The zoning regulations establish minimum parking requirements for various land use types, typically with one parking space required per a varying amount of square footage (e.g., one space per 300 square feet). Many cities' zoning regulations require more parking than businesses need, resulting in large expanses of pavement that create stormwater run-off issues, increase the cost of development, increase the urban heat island effect, and can impeded the ability to develop on smaller lots. Review the existing parking requirements to determine whether the amount of parking can be reduced by-right or in certain circumstances.

Strategy LU4c. Encourage additional family-friendly entertainment options for Wylie residents.

The community input strongly supported continuing to build Wylie as a family-friendly community and identified the need for additional activities and entertainment for children and families. Review the zoning regulations to ensure that family-friendly uses (e.g., bowling, arcades, cinemas, trampoline parks) are allowed in appropriate locations. For example, indoor facilities may be appropriate by-right while outdoor facilities may require a Special Use Permit (SUP) to ensure compatibility with surrounding development. These uses can also be appropriate as transitional uses between commercial areas and residential areas. Additionally, review the existing zoning regulations for outdoor dining options that may better accommodate young families.

Strategy LU4d. Consider implementing incentives and other tools to help spur high quality development along Wylie's major corridors.

As previously noted, ensuring an attractive view along the corridors helps to promote the desired positive image of Wylie. House Bill 2439, which passed in 2019, limited cities' abilities to regulate the use of building materials beyond the adopted building code standards; however, cities are still able to encourage the use of higher quality materials, such as brick or stone, through financial incentives or other tools such as reduced landscaping or parking requirements. Consider amending the zoning regulations to allow these trade-offs by-right to encourage such development. Continue to coordinate with the Wylie Economic Development (WEDC) to identify any potential financial incentives that may be available and/or appropriate for such use, with an emphasis along the City's key corridors.

Strategy LU4e. Explore opportunities to expand the City's daytime population and to increase high quality local employment opportunities within Wylie.

Expanding the City's daytime population helps to attract new retail and commercial development. Additionally, promoting local employment within the City supports quality of life by reducing commute times, providing alternative employment options, and supporting the local tax base. The City should continue coordination with the Wylie Economic Development Corporation (WEDC) to promote flex space (i.e., office/warehouse facilities) and industrial developments in targeted locations in Wylie by advertising available spaces and ensuring that zoning is in place to support appropriate uses. As some employees have transitioned to a work-from-home environment, an increased daytime population could also be supported by offering additional housing variety, as outlined in Goal H4.

Strategy LU4f. Support the efforts of local and regional entities to expand local employment and business start-up opportunities.

Local and regional entities such as Wylie ISD, Collin College, Wylie Economic Development Corporation (WEDC), and the Chamber of Commerce provide services aimed at expanding the local workforce and business opportunities. The City should continue to work with these partners to attract targeted industries, identify desirable skillsets for focused training, empower start-up businesses, and provide information regarding available resources to interested parties.

Local Business Construction



Goal LU5. Leverage the lakefront as a unique and desirable destination.

Strategy LU5a. Communicate with the U.S. Army Corps of Engineers to understand potential amenities and cooperative efforts at Lake Lavon.

The U.S. Army Corps of Engineers (USACE) owns Lake Lavon. The lake provides a water supply source to the member cities of the North Texas Municipal Water District, flood control for Collin, Dallas, and Rockwall Counties, and recreational opportunities for the region. While the lake plays a very important role in the region, the necessary water quality protections limit the ability to develop the shoreline.

Boating, fishing, tent camping, and hunting are allowed at the lake in certain locations and during certain times, attracting approximately 1.6 million visitors per year. All special events and activities held on the lake require a permit from USACE.

The City should continue meeting with the USACE District Commander to discuss any potential cooperative efforts or expanded public use of the lake and surrounding land. The District Commander is authorized to permit structures (e.g., a floating boardwalk) or allow commercial activities that could be beneficial to the Wylie community without negatively affecting the lake and the lake's water quality.

Lakefront



Strategy LU5b. Support implementation of the existing parks, recreation, and open space plans.

In 2019, the City adopted a Parks, Recreation, & Open Space Master Plan, which included recommendations for facility improvements, funding opportunities, and recreation policies based on the community's input and a needs analysis. The plan recommended ordinance language that should be included in the subdivision regulations (also see strategies H5a and H5c).

Continue to pursue implementation of the plan, focusing on the following identified top priorities:

1. Hike/bike/walk trails that are connected throughout the City
2. Sprayground
3. Expand amenities at Lavon Lake (fishing, picnicking, swim beach)
4. Hike/bike/walk trails along the Lake/Dam
5. Aquatic Center (indoor – leisure area and lap lanes)

6. Aquatic Center (outdoor – leisure area and lap lanes)
7. Special events in parks
8. Additional lighting in parks
9. Multipurpose sports fields (football, soccer, baseball, softball)
10. Multipurpose practice fields (football, soccer, baseball, softball)
11. Benches/seating areas

In 2021, the City commissioned the development of concept plans for East Fork Park and Avalon Park. Two concepts were developed for each park, including hike/bike/walk trails, primitive camping, glamping (i.e., "glamorous camping"), cabins, RV parks, playgrounds, picnic pavilions, fishing, beach/swimming areas, kayaking, equestrian trails, restroom facilities, bird watching, and special event facilities. Many of these amenities support the top priorities identified by the 2019 Parks Master Plan. The next step in implementing these plans is to prepare preliminary master plans to refine the exact configurations of each park and to prepare budget projections.

Avalon Park



Goal LU6. Protect and conserve environmentally sensitive areas.

Strategy LU6a. Evaluate the existing hazard mitigation policy to ensure that the City is adequately prepared for potential disasters.

The Federal Emergency Management Agency (FEMA) describes hazard mitigation as follows:

"Hazard mitigation planning reduces loss of life and property by minimizing the impact of disasters. It begins with state, tribal and local governments identifying natural disaster risks and vulnerabilities that are common in their area. After identifying these risks, they develop long-term strategies for protecting people and property from similar events. Mitigation plans are key to breaking the cycle of disaster damage and reconstruction."

FEMA requires that cities have a hazard mitigation plan in place and submitted to FEMA every five years to maintain eligibility for funding and disaster relief. The City of Wylie's hazard mitigation plan was last updated in 2012 as part of the previous comprehensive planning effort. The plan included 10 objectives for hazard mitigation. In summary:

1. Ensure that the comprehensive plan's recommendations do not compromise emergency response efforts;
2. Minimize development in hazardous areas;
3. Allow temporary residential occupation of nonresidential structures in the event of an emergency;

4. Allow seven or more unrelated persons to shelter in a single-family or multi-family home in the event of an emergency;
5. Identify residents and structures at potential risk of hazards;
6. Limit variances and tax incentives that subsidize vulnerability and risk;
7. Create hazard area maps;
8. Monitor the effectiveness of existing plans;
9. Implement policies to control stormwater run-off; and
10. Require National Incident Management System (NIMS) training for all necessary employees.

The City should conduct an update to its existing plan to incorporate best practices and the latest FEMA guidance, and ensure that the plan is submitted to FEMA in accordance with the five-year requirements. Continue to pursue grant funding from FEMA and the Texas Department of Emergency Management (TDEM) as appropriate.

Strategy LU6b. Evaluate the existing tree preservation, protection, and replacement policies for commercial and public lands.

The City's current regulations regarding tree preservation policies are unclear and difficult to enforce, leaving the City susceptible to clear-cutting lots for development. The City should review and update its existing policies to requirement replacement of certain trees when commercial sites are developed. Additionally, the policy should apply to the City's land (including rights-of-way) to ensure that the City is leading by example.

Strategy LU6c. Evaluate low-impact development (LID) provisions, floodplain development policies, and overall conservation practices.

Review the City's floodplain, drainage, and conservation standards. Amend the subdivision regulations to specifically prohibit development within the 100-year floodplain and consider establishing a required setback or buffer from waterways to reduce erosion and pollution. Encourage or require developers to design "single-loaded" streets along creeks (i.e., there are only homes on one side of the street and no homes backing up to the creek) to increase access to creekside trails and viewsheds. Update the current drainage design manual to include best practices and green infrastructure approaches; consider adopting NCTCOG's Integrated Stormwater Management (iSWM) manual to include options for LID elements such as bioswales and permeable pavement.

Strategy LU6d. Preserve existing greenspace in strategic locations.

Many residents have expressed their desire for Wylie to maintain its rural, low-density character and natural environment. As the remaining vacant land in the City continues to develop, the City can make efforts to preserve portions of the remaining greenspace through strategic purchases. Key areas for preservation include the entryways into the City, particularly in conjunction with gateway features (see LU2a) to promote the desired image of Wylie. Additionally, the wider right-of-way recommended by the Rural Corridors (LU2b) supports this strategy.

Low-Impact Drainage Design



Chapter 5:

Transportation

Introduction

The roadway network forms one of the most visible and permanent elements of a city. It establishes the framework for all future growth and development, providing connectivity within a city and to adjacent cities in the surrounding region.

This chapter includes recommendations for future updates to the City's Thoroughfare Plan, which is separate from this document, and strategies for future roadway network considerations and policies. In addition to vehicular traffic, strategies outlined in this section address other modes of transportation such as walking and biking.



Community Input Themes Related to Transportation

Downtown parking is a frequent issue

We would like **more hike and bike trails** or paths

Consider whether **public transportation** is appropriate in Wylie

Our **neighborhoods should be walkable**

Streets should be right-sized for their purpose and context

Existing & Future Level of Service (LOS)

Level-of-Service (LOS) is a performance measure used to evaluate the function and flow of traffic through a transportation network. LOS is an operational expression that measures roadway congestion levels based on the volume of vehicles on a roadway relative to its overall vehicle capacity. This is called the volume to capacity ratio. Traffic operations range from A through F, with A referring to free flow traffic conditions and F representing severely congested facilities. Illustrated in Figure 5-1, North Central Texas Council of Governments (NCTCOG) groups LOS into three general LOS categories for the area's regional travel demand model: ABC, DE, and F.

The following LOS analysis uses NCTCOG's 2018 Daily Hour LOS to assess traffic conditions on Wylie's existing thoroughfare network. Note that NCTCOG's Daily Hour LOS provides the worst traffic conditions during a 24-hour analysis period, and considers a.m., p.m., and off-peak operational conditions. Additionally, NCTCOG projects the anticipated LOS for the roadway network for a 10-year period. The 2018 and 2028 LOS maps are shown on the follow page.

The analysis indicates that under current conditions, there is sufficient daily capacity to accommodate most of the traffic on Wylie's road network, as the majority of the roadways within the City operate at LOS ABC. Various segments of roadways are classified as LOS DE, and the eastern portions of SH 78 operate at LOS F.

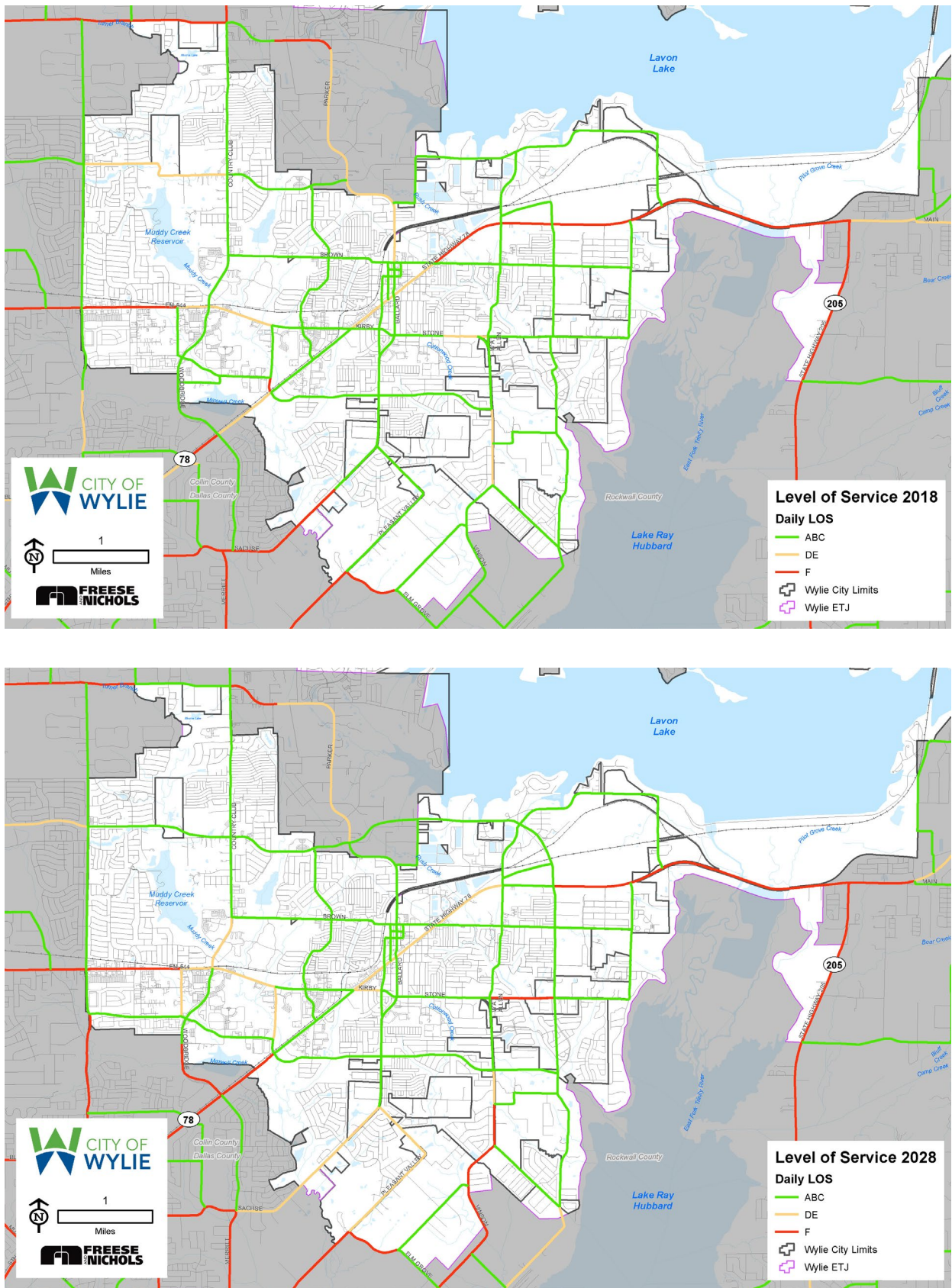
Figure 5-1. NCTCOG Level of Service Descriptions

LOS "A", "B", and "C": Traffic flow in this category moves at or above the posted speed limit. Travel time in this category is not hindered because of congestion because traffic volumes are much less than the actual capacity.

LOS "D" and "E": This category is slightly more congested than LOS ABC; however, traffic volumes are beginning to reach their capacity of the thoroughfare. Traffic moves along at a fairly efficient rate, and posted speeds may not be fully reached.

LOS "F": Congestion is apparent in this level-of-service category. Traffic flow is irregular, and speed varies. The posted speed limit is rarely, if ever, achieved in this category. In more congested corridors, traffic can be at a mere standstill with limited progression during peak hours.

Figure 5-2. 2018 (top) and 2028 (bottom) Level of Service



2018 Thoroughfare Plan

The City's most recent Thoroughfare Plan was adopted in 2018. While the Thoroughfare Plan is not amended through this process, this Comprehensive Plan outlines recommendations to be considered in a future update to the Thoroughfare Plan. Typical cross-section examples of each roadway type are shown on the following pages for reference.

Figure 5-3. 2018 Thoroughfare Plan

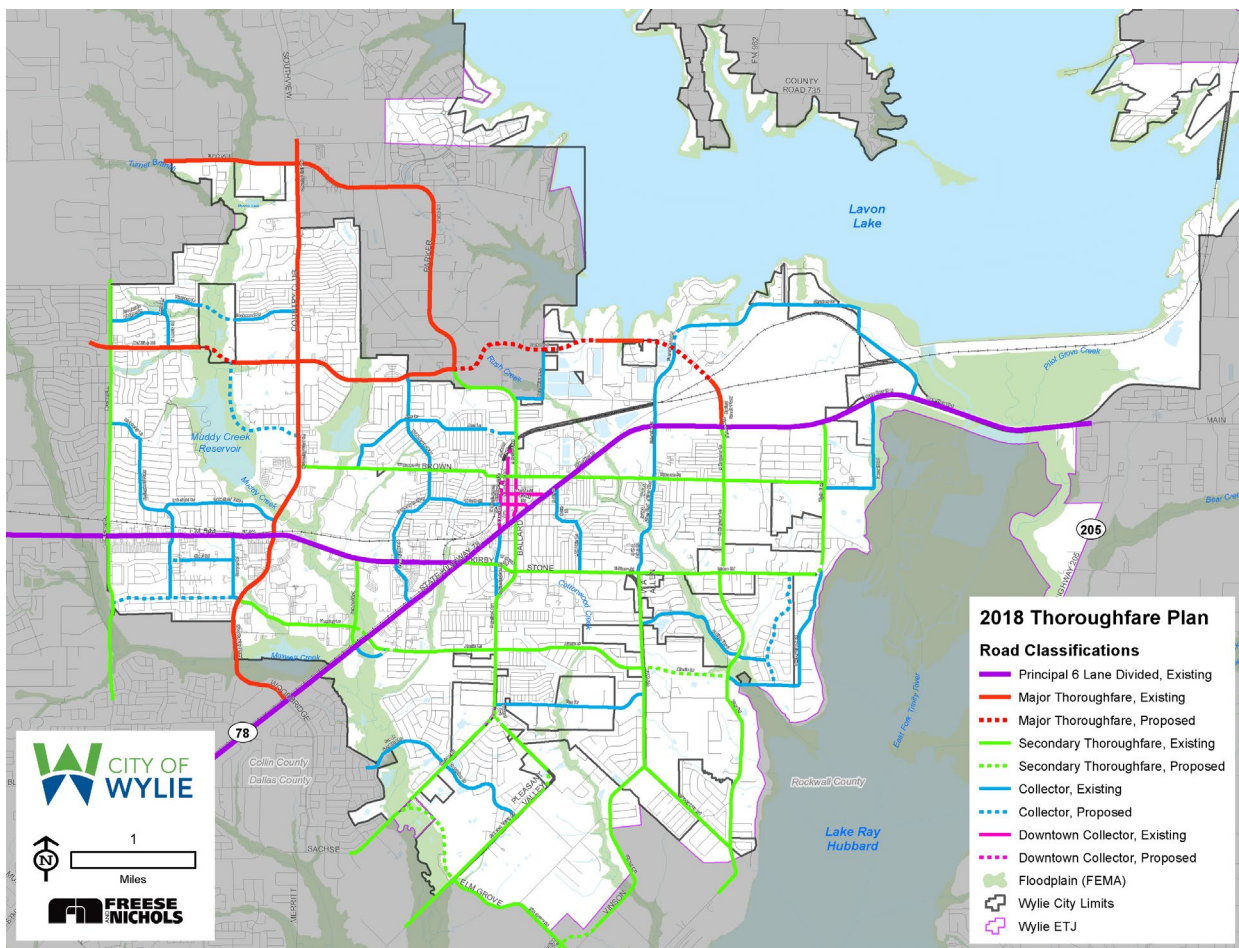
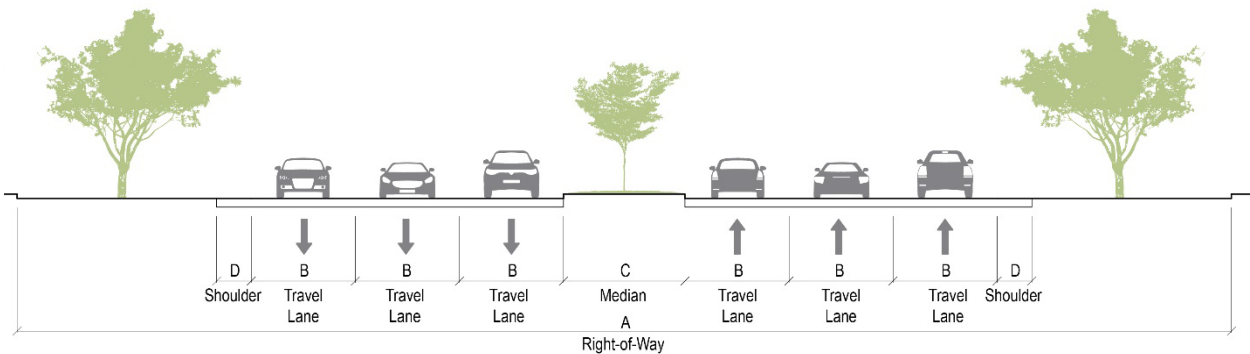
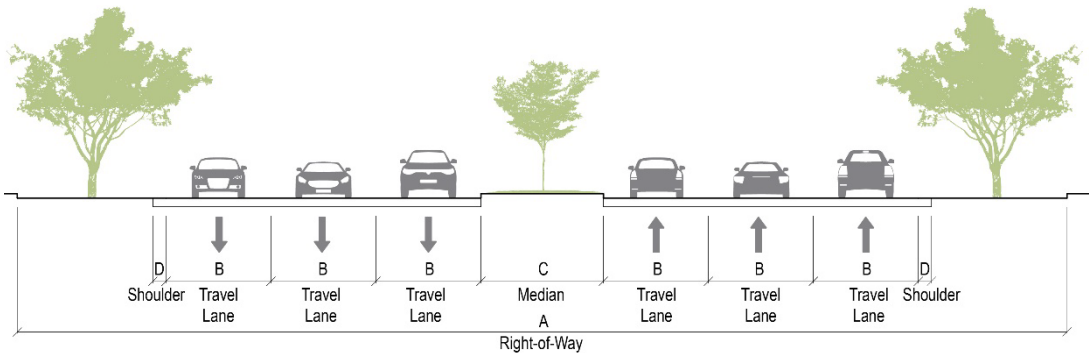


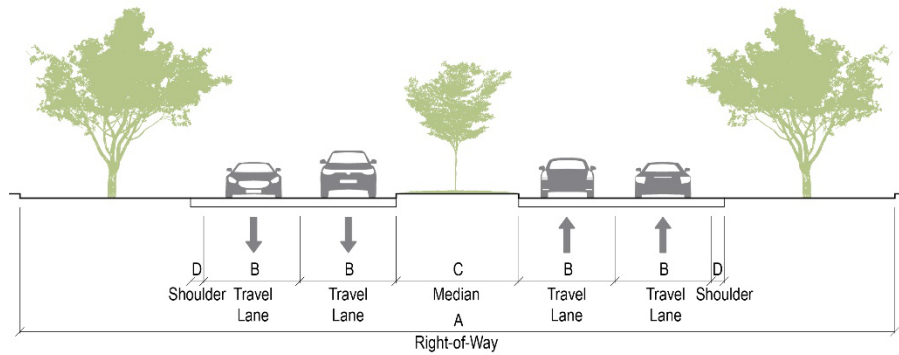
Figure 5-4. Typical Roadway Cross-Sections



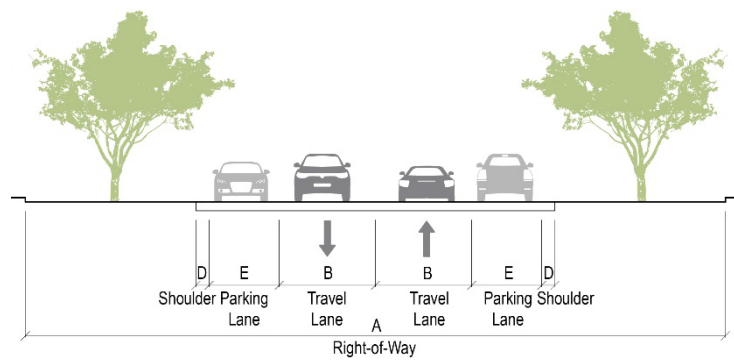
Principal Thoroughfare				
Configuration	A Right-of-Way	B Lane Width	C Median	D Shoulders
6-lane divided	140'	12'	14'	4'



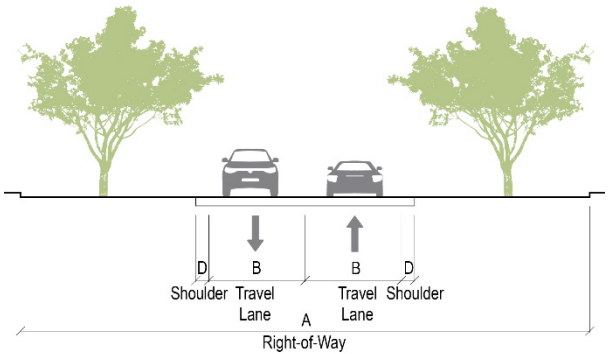
Major Thoroughfare				
Configuration	A Right-of-Way	B Lane Width	C Median	D Shoulders
6-lane divided	120'	12'	14'	1.5'



Secondary Thoroughfare				
Configuration	A Right-of-Way	B Lane Width	C Median	D Shoulders
4-lane divided	100'	11'	14'	1.5'



Downtown Collector				
Configuration	A Right-of-Way	B Lane Width	C Median	D Shoulders
2-lane undivided	80'	11'	N/A	1.5'



Collector				
Configuration	A Right-of-Way	B Lane Width	C Median	D Shoulders
2-lane undivided	65'	11'	N/A	1.5'

Transportation Goals & Strategies

Goal T1. Plan for safe and efficient transportation infrastructure.

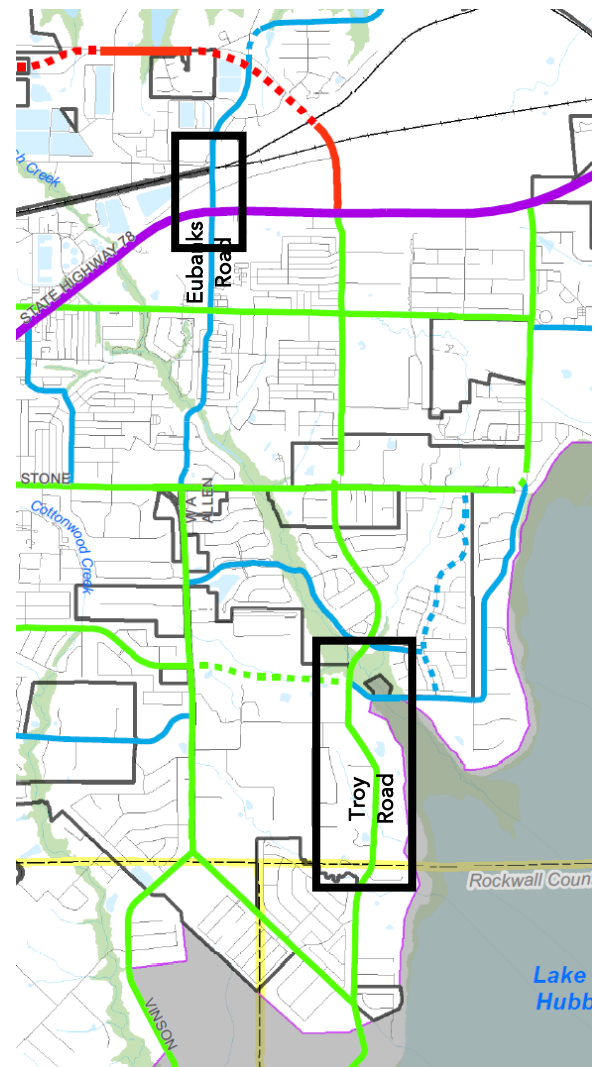
Strategy T1a. Continue to implement the Thoroughfare Plan and evaluate as needed over time.

Continue to review the thoroughfare plan for potential updates every three to four years and to prioritize designated projects in the annual budget and CIP programs. Consider whether additional new connections are warranted and whether the assigned functional classifications are appropriate. Roadways that have been constructed since the 2018 plan should be reflected as “existing” (e.g., Hensley Lane and Green Meadows Way/Hickory Woods Way).

The City should consider whether the segment of Eubanks Road between SH 78 and Brown Street should be upgraded from a Collector to a Secondary Thoroughfare. The community expressed a desire for increased capacity, although this segment is indicated to have a Level of Service (LOS) of at least C through 2028.

Lastly, the community input supported downgrading Troy Road from a Secondary Thoroughfare to a Collector. This road has already been constructed as a four-lane divided facility north of Beaver Creek Road; therefore, a reduction in classification may not be feasible for the northern portion of this road. As an alternative, the City may wish to consider implementing traffic calming measures along the length of the roadway to ensure appropriate speeds, and reassess whether converting the remaining portion to a four-lane divided roadway is desirable.

Figure 5-5. Potential Revisions to the Thoroughfare Plan



Strategy T1b. Implement policies, rules, and regulations regarding access management.

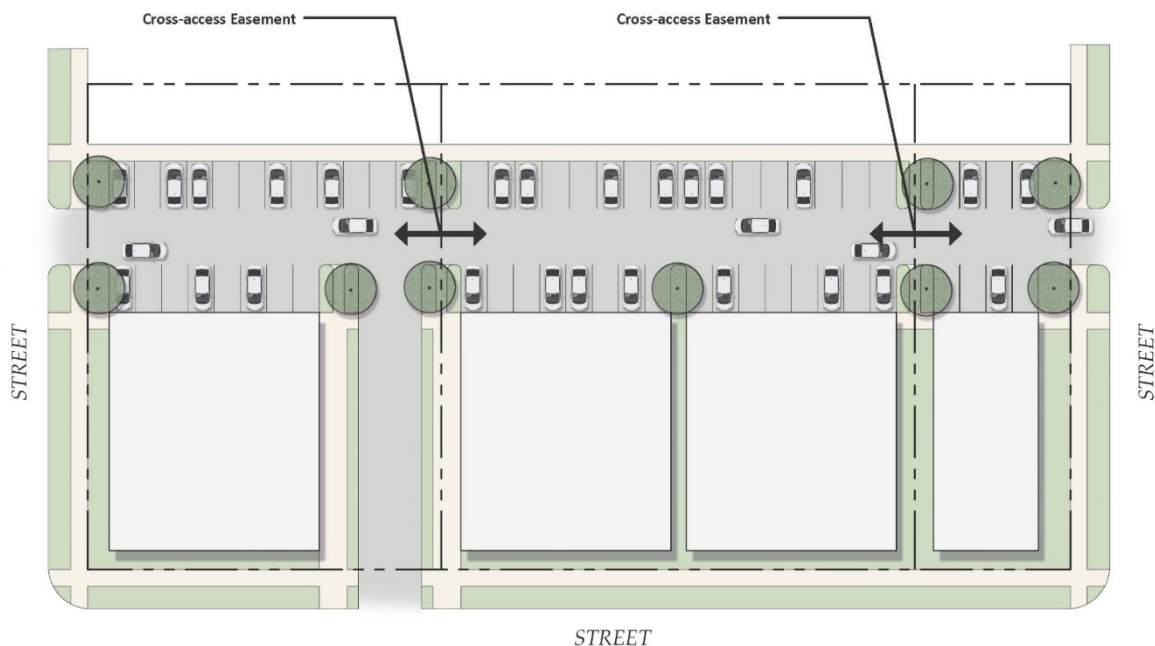
Access management is the practice of coordinating access connection points onto a roadway by considering specific design criteria for the location, spacing, design and operation of driveways, median openings, and intersections. Access management provides a significant benefit to the mobility and function of the roadway, and more importantly, reduces the potential for accidents by minimizing speed differentials between vehicles and turning movements.

The subdivision regulations do not adequately address access management controls. Review and update the regulations to require cross-access easements to enable motorists to travel between adjacent parking lots without returning to the thoroughfare.

Example of Excessive Curb Cuts



Figure 5-6. Cross-Access Easements between Adjacent Developments



Strategy T1c. Continually identify and prioritize intersections with high crash rates that could benefit from safety improvements.

The City should continue to monitor crash and citation data to identify hazardous areas, specifically those with pedestrian or bicyclist involvement. TXDOT's Crash Records Information System Query tool is a helpful resource for accessing and filtering crash data. Potential mitigation measures may include lighting, signage, additional or alternative signalization, reduced speeds, the addition of turn lanes, or implementation of traffic calming elements like bulb-outs, chicanes, street trees, or special paving.

Enhanced Intersection Crosswalk



Strategy T1d. Prioritize street maintenance in capital improvements planning and promote awareness of maintenance efforts.

Street maintenance and repair is one of the largest expenses that cities face; the City of Wylie budgeted nearly \$3 million for maintenance along in the 2021-2022 fiscal year. The City should continue to invest in the maintenance of its streets. Increased transparency regarding the planned and completed improvements/repairs could help increase public awareness of the City's efforts and progress. Additionally, consider approaches to minimizing lane miles and width of pavement maintained by the City to ensure that road construction is a fiscally sustainable investment in the long term.

Strategy T1e. Identify roadways in the City that do not presently have curbs, gutters, or other desired street elements.

Conduct an inventory of the existing curb, gutter, and sidewalk improvements to identify areas that lack these elements. Consider the corridor design standards outlined in LU2b when determining where the improvements are needed (i.e., curb and gutter may not be necessary in areas designated for Rural Corridors). Where improvements should be installed, either include the projects in a capital improvement plan or ensure that the improvements are required during future development/redevelopment efforts.

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

Strategy T2a. Promote walkability in new and developing neighborhoods.

The vast majority of Wylie's neighborhoods are lined with sidewalks on both sides of the street, one of the primary considerations for walkability. During this plan's development, some residents expressed concern regarding the condition of some sidewalks, making for unsafe walking conditions – particularly at night. Many cities require residents to maintain sidewalks that are adjacent to their property; however, the City of Wylie maintains all sidewalks in the City (except those along private streets). While the City does proactively repair sidewalks as possible, more convenient citizen reporting and transparency could improve citizen satisfaction. The City's website includes an interactive map to report sidewalks in need of repair; promote this tool via the City's outreach methods to increase awareness of the ability and ease of reporting issues. Expand this webpage (and related street repair webpages) to highlight repairs as they are completed.

Strategy T2b. Facilitate bicycle and pedestrian pathways and connections along key corridors.

As mentioned in T2a, most of Wylie's streets include sidewalks on both sides; however, the network is not complete. Notably, Stone Road lacks sidewalks on the east side of town. Conduct a detailed sidewalk inventory to identify missing connections and prioritize installation in areas near schools and key destinations, and in areas where dirt paths have been worn in the grass through foot traffic.

Sidewalk Requiring Repair



Lack of Sidewalks Along Stone Road



Strategy T2c. Expand the existing “hike and bike” network by connecting existing trails and key destinations, supported by coordination with Collin County, surrounding cities, and NCTCOG.

Continue to develop the trail network by implementing the Collin County regional trails plan (<https://www.collincountytx.gov/parks/Documents/RegionalTrailsPlan.pdf>). Coordinate with the County and regional entities on potential funding sources and future updates to the plan. Identify appropriate connections between existing and planned trails and key destinations, such as schools, parks, Downtown, City Hall, and the lake. Plan for capital improvement amenities along the trails, including signage, rest stations, safety call boxes, and bike repair stations. Evaluate whether existing sidewalks should be widened, particularly in highly walkable areas.

Strategy T2d. Plan for pedestrian and bicycle signalized crossings to ensure safe crossings of trails at roadways.

Identify roadway crossings that could benefit from enhanced pedestrian and/or bicycle crossings, particularly those that align with designated trail routes. Prioritize areas near schools, parks, and other key destinations. Enhanced crossings may include increased striping and signage; the presence of bollards; the use of button- or motion-triggered warning lights.

Strategy T2e. Proactively improve access and ADA-compliance throughout the City.

Wylie seeks to be an accessible community for residents and visitors of all abilities. While most intersections and facilities in the City are already compliant with the Americans with Disabilities Act (ADA), the City should conduct an inventory to identify any areas of issue or potential improvements. The City currently has an ADA Transition Plan in place, which is required for all cities with 50 or more employees; the City should continue progress toward implementing this plan and evaluate opportunities for improvement.

ADA-Accessible Development



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

Strategy T3a. Coordinate with the local school district on transportation system implications of proposed school facility expansion/needs.

While schools are an important part of a community, they also have a major impact on a city's transportation network in terms of planning bus routes and pick-up/drop-off locations and queuing. Congestion from school buses and parents'/students' vehicles around the school can negatively impact the surrounding neighborhoods. The City should continue to maintain ongoing communications with Wylie ISD to identify any transportation-related issues that arise from existing or expanding facilities, and to identify the best locations for any future facilities.

Strategy T3b. Coordinate with state, regional, and local entities regarding the transportation network.

The transportation network extends beyond the boundary of a city into the surrounding region and beyond. For this reason, intergovernmental coordination is essential for transportation planning. Continue regular coordination with regional partners, including the neighboring cities, Collin County, North Central Texas Council of Governments (NCTCOG), and TXDOT to evaluate opportunities for cooperation, shared resources, and potential funding sources for new construction or other network improvements.

Local School Queuing Traffic

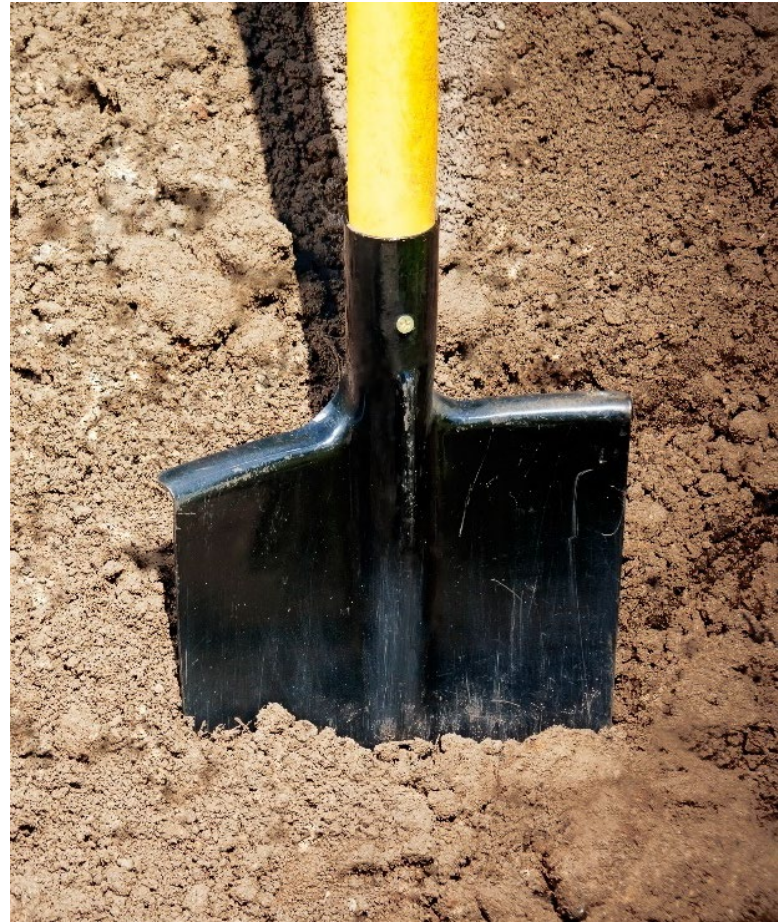


Chapter 6:

Implementation

Introduction

A successful community is one that establishes a clear vision for their future and identifies the steps necessary to achieve that vision. This section summarizes the plan's goals and strategies that address the vision and guiding principles established herein. Furthermore, this section has been structured into a coordinated action program so that Wylie's leaders, staff, and other decision-makers can easily identify the steps necessary to achieve the vision for the City described within this plan.



Phased Implementation

It is crucial to understand that most cities cannot afford to complete all desired tasks at once; therefore, it is important to identify the top priorities that are most critical for achieving the City's vision. Many of these recommendations will take several years to complete, but this plan will help Wylie to identify attainable, short-term steps and allocate resources and funding in future budgets for more extensive projects.

Methods of Implementation

To be successful, the City must utilize this plan constantly and consistently, and it must be integrated into ongoing governmental practices and programs. The recommendations and actions included herein should be referenced to make decisions related to the timing and availability of infrastructure improvements; proposed development applications; expansion of public facilities, services, and programs; and annual capital budgeting, among other considerations.

There are two methods of plan implementation: proactive and reactive methods. To successfully implement the plan and fully realize its benefits, both methods must be used in an effective manner.

Examples of proactive methods include:

- Developing a CIP and expending funds to finance public improvements to meet strategies outlined in the plan;
- Updating the development codes; and
- Establishing programs and partnerships.

Examples of reactive methods include:

- Considering a rezoning request;
- Development application review; and
- Responding to requests in accordance with stated policies.

Plan Updates

Over the course of its 10- to 20-year planning horizon, the plan is meant to be a living document that allows flexibility for political, economic, physical, technological, and social conditions, as well as any other unforeseen circumstances, that may influence and/or change the priorities and perspective of the community. The plan should be reviewed on a regular basis to ensure that its elements are still relevant and applicable.

Annual Progress Reporting

Once the plan is adopted, City staff should prepare a yearly progress report for presentation to the Planning & Zoning Commission and City Council. This practice will make certain that the plan is consistently reviewed, and any necessary changes or clarifications are identified. It is also important to provide ongoing monitoring between the plan and the City's implementing regulations to maintain consistency among all documents.

Minor Amendments

Minor amendments can be proposed at any time, such as revisions to the Future Land Use Plan to reflect a change in a planned land use. Minor amendments can be addressed by the City as they come up or may be compiled for a more thorough evaluation via an annual review process.

Major Updates

The City Charter requires the Planning & Zoning Commission to review the comprehensive plan every five years. These major updates involve reviewing the current conditions and projected growth trends; reevaluating the recommendations of the plan (and formulating new ones as necessary), and adding to, modifying, or removing recommendations in the plan based on their implementation progress.

Implementation Matrix

The following Implementation Matrix is intended to serve as a summary of the plan's strategies and provide the City with a "to-do" list for implementing the plan. The plan's strategies have been abbreviated in this Matrix for readability; visit the corresponding chapters for additional information.

Legend for Approximate Cost Ranges

\$ = <\$100,000

\$\$ = \$100,000-\$500,000

\$\$\$ = \$500,000+

Implementation
Timeframe

Estimated
Cost Range

Implementation
Tool(s)

Plan Chapter

Goal Statement and
Metrics to Measure
Performance

Strategy Summary

Goals and Strategies	Timeline (Years)			Approx. Cost	Primary Mechanism(s)
	0-5	6-10	11-20		
Housing & Neighborhoods					
Goal H1. Preserve Wylie’s existing neighborhoods.					
Performance Measures:					
<ul style="list-style-type: none">- Number of sidewalk repairs completed annually per capita- Number of clean-up days scheduled- Length of time to resolve code enforcement issues- Number of aesthetic improvement features installed					
Strategy H1a. Continue proactive code enforcement efforts and identify resources available to residents who may need assistance addressing violations. <ul style="list-style-type: none">• Continue current efforts;• Partner with volunteer organizations to assist with minor repairs and violations; and• Consider a grant to assist with larger repairs.	●	●	●	\$-\$	Code enforcement; City program
Strategy H1b. Develop and implement neighborhood enhancement programs and initiatives to help facilitate and improve neighborhood quality. <ul style="list-style-type: none">• Coordinate with nonprofits to schedule clean-up days;• Create a City webpage to outline steps to organize a volunteer event; and• Consider a “yard of the month” program.	●			\$	City partnership; City website update; City program

Envision Wylie

Goals and Strategies	Timeline (Years)			Approx. Cost	Primary Mechanism(s)
	0-5	6-10	11-20		
Housing & Neighborhoods					
Goal H1. Preserve Wylie’s existing neighborhoods.					
Performance Measures: <ul style="list-style-type: none">- Number of sidewalk repairs completed annually per capita- Number of clean-up days scheduled- Length of time to resolve code enforcement issues- Number of aesthetic improvement features installed					
Strategy H1a. Continue proactive code enforcement efforts and identify resources available to residents who may need assistance addressing violations. <ul style="list-style-type: none">• Continue current efforts;• Partner with volunteer organizations to assist with minor repairs and violations; and• Consider a grant to assist with larger repairs.	●	●	●	\$-\$\$	Code enforcement; City program
Strategy H1b. Develop and implement neighborhood enhancement programs and initiatives to help facilitate and improve neighborhood quality. <ul style="list-style-type: none">• Coordinate with nonprofits to schedule clean-up days;• Create a City webpage to outline steps to organize a volunteer event; and• Consider a “yard of the month” program.	●			\$	City partnership; City website update; City program
Strategy H1c. Promote aesthetic improvements for existing neighborhoods to create visual appeal and foster a sense of community. <ul style="list-style-type: none">• Evaluate opportunities for entryway features, enhanced landscaping, and branding signage as capital improvements and/or HOA contributions, aiming for at least one project a year; and• Update the sign regulations.	●	●		\$\$	Study to identify locations; Capital improvements and/or HOA partnerships; Development Code update
Strategy H1d. Ensure that the City’s property exhibits the desired level of standard for property maintenance. <ul style="list-style-type: none">• Continue quality maintenance of City’s facilities and properties;• Develop a “sponsor a highway” program; and• Promote awareness of the City’s sidewalk repair program.	●	●	●	\$	City maintenance activity; City program; City website
Goal H2. Encourage compatible infill and redevelopment in aging neighborhoods.					
Performance Measures: <ul style="list-style-type: none">- Number of dilapidated properties and number of dilapidated properties cleared annually- Number of infill projects per year					
Strategy H2a. Review the Zoning Regulations to ensure compatible infill development in existing neighborhoods. <ul style="list-style-type: none">• Strengthen requirements (e.g., setbacks, height) for new construction to be compatible with the neighborhood or future residential goals.	●			\$-\$\$	Development Code update

Goals and Strategies	Timeline (Years)			Approx. Cost	Primary Mechanism(s)
	0-5	6-10	11-20		
Strategy H2b. Investigate methods for the demolition of dilapidated structures. <ul style="list-style-type: none"> Investigate whether a land banking program would be beneficial to purchase and clear dilapidated properties to resell for desirable development. 	●	●		\$-\$	City program
Goal H3. Support various attainable housing options. Performance Measures: <ul style="list-style-type: none"> Staff report to P&Z regarding housing programs and resources Median household income as a percentage of median home sale price Occupancy permits issued for a change in use Number of vacant buildings Acreage zoned to allow mixed-use development 					
Strategy H3a. Ensure that City Staff is knowledgeable about programs and resources that are available to support a variety of housing types where appropriate. <ul style="list-style-type: none"> Investigate available programs (e.g., LIHTC, CDBG) to support housing variety. 	●	●	●		City Staff action
Strategy H3b. Encourage adaptive reuse of structures to promote a variety of housing options. <ul style="list-style-type: none"> Review the Zoning Regulations and Building Code for barriers to appropriate adaptive reuse. 	●				Development Code and Building Code update
Strategy H3c. Encourage mixed-use, walkable developments to increase housing choice. <ul style="list-style-type: none"> Specifically define and address mixed-use development; and Permit this use in defined higher intensity districts. 	●	●	●		Development Code update
Goal H4. Allow a variety of housing types and choices. Performance Measures: <ul style="list-style-type: none"> Percentage of non-single family dwellings Square footage of mixed-use developments Number of housing units in Downtown 					
Strategy H4a. Identify appropriate locations for non-single family housing types as redevelopment occurs. <ul style="list-style-type: none"> Consider the following to determine appropriateness: compatibility with surroundings, proximity to retail/services, ability to serve as a transitional use, and traffic/parking impacts. 	●	●	●	\$	City policy
Strategy H4b. Expand housing options within Downtown by encouraging living units above retail stores and developing mixed-use opportunities. <ul style="list-style-type: none"> Allow vertical mixed-use development in Downtown and surrounding areas. 	●	●	●	\$	Development Code update

Goals and Strategies	Timeline (Years)			Approx. Cost	Primary Mechanism(s)
	0-5	6-10	11-20		
Goal H5. Incorporate amenities and design features in future developments to encourage high-quality neighborhoods.					
Performance Measures: <ul style="list-style-type: none">- Ratio of park acreage to population- Street miles lined with trees					
Strategy H5a. Encourage the programming of open space with shaded areas and trail connections in future development. <ul style="list-style-type: none">Require parkland improvements (e.g., shade, play areas); andRequire trail dedication.	●	●	●	\$	Development Code update
Strategy H5b. Identify corridors with high pedestrian traffic and provide street trees in high-priority areas to increase pedestrian comfort. <ul style="list-style-type: none">Conduct an inventory of street trees and plan to install street trees where not currently in place, prioritizing areas with high pedestrian traffic.		●		\$\$	City study; General fund
Strategy H5c. Incorporate communal open space elements for an increased sense of community. <ul style="list-style-type: none">Specify the type of parks (i.e., Neighborhood or Community) required for dedication;Consider whether and when Pocket Parks are appropriate; andPrioritize the inclusion of parks with amenities when considering PDs.	●			\$\$\$	Development Code update; Parks Master Plan update; City policy
Strategy H5d. Use the Planned Development (PD) process to encourage innovative residential developments. <ul style="list-style-type: none">Continue to use this process to achieve desirable development objective, such as housing variety, infill development, enhanced open space, and low-impact development.	●	●	●	\$	City policy
Land Use & Design					
Goal LU1. Use the FLU map and strategies contained within this comprehensive plan when making development decisions.					
Performance Measures: <ul style="list-style-type: none">- Percentage of approved rezonings in compliance with the Future Land Use map- Updates to the zoning ordinance and subdivision ordinance					
Strategy LU1a. Review and update the existing zoning ordinance and subdivision regulations to align with this plan's recommendations. <ul style="list-style-type: none">Proactively amend the zoning ordinance and subdivision ordinance and program either City staff time or third-party time to perform the update.	●			\$\$	Development Code update
Strategy LU1b. Consider this plan when evaluating future rezonings or development plans, with an emphasis on achieving the overall vision for the community. <ul style="list-style-type: none">Continue to reference the Comprehensive Plan's recommendations in City Staff reports for rezoning requests.	●	●	●	\$	City policy; City Staff action

Envision Wylie

Goals and Strategies	Timeline (Years)			Approx. Cost	Primary Mechanism(s)
	0-5	6-10	11-20		
Strategy LU1c. Develop a procedure, process, or policy to review when considering a proposal that is inconsistent with the plan. <ul style="list-style-type: none"> Establish criteria for evaluating proposals that are not consistent with the plan. 	●			\$	City Staff action
Goal LU2. Promote Wylie's sense of community identity and small-town charm. Performance Measures: - Number of enhanced entryways - Miles of designated corridors - Number of special event permits issued annually					
Strategy LU2a. Plan for capital improvements that contribute to the sense of community, such as enhanced gateways and corridor banners. <ul style="list-style-type: none"> Develop designs for primary and secondary entryways and identify appropriate future locations; Plan for increased landscaping and public art at existing and future entryway features; and Plan for branded streetlight post banners. 		●	●	\$\$-\$\$\$	Branding strategy; Capital improvement
Strategy LU2b. Define the desired public and private aesthetics for Downtown, Highway, Suburban, and Rural Corridors. <ul style="list-style-type: none"> Define various corridor types and associated character of each (e.g., right-of-way, landscaping, building scale, site design, signage); Map the locations of each corridor type; and Implement the improvements through capital improvements and regulatory controls. 	●	●		\$\$\$	City Staff action; Capital improvement; Development Code update
Strategy LU2c. Increase outdoor gathering places in Downtown and other destinations. <ul style="list-style-type: none"> Consider potential locations for smaller gathering spaces in Downtown; Plan for programming to draw people (e.g., picnic areas, interactive art, exercise amenities); and Consider additional locations such as the area north of City Hall or south of East Fork Park. 		●	●	\$\$-\$\$\$	City study; capital improvement
Strategy LU2d. Increase the number of community events and festivals to promote the small-town feel. <ul style="list-style-type: none"> Consider hosting farmers' markets or a "First Friday" event to encourage people to visit Downtown. 		●	●	\$	Development Code update
Strategy LU2e. Commemorate the history of the two railroads that built Wylie's foundation. <ul style="list-style-type: none"> Evaluate options to commemorate its roots, such as a festival and/or dedicated plaza area with related educational information and public art. 		●	●	\$\$-\$\$\$	City event; Capital improvement
Strategy LU2f. Embrace Wylie's unique history by pursuing the development of a local history museum. <ul style="list-style-type: none"> Work with local volunteers to inventory the artifacts and assets that could be displayed in a museum; Identify potential locations; and Consider potential sponsorship/donation opportunities. 		●	●	\$-\$\$\$	City partnership; City study

Envision Wylie

Goals and Strategies	Timeline (Years)			Approx. Cost	Primary Mechanism(s)
	0-5	6-10	11-20		
Goal LU3. Strengthen Downtown Wylie as a vibrant and welcoming destination.					
Performance Measures: <ul style="list-style-type: none">- Number of wayfinding signs- Number of crosswalk or sidewalk improvements- Business survey owner satisfaction score- Number of active businesses in Downtown					
Strategy LU3a. Focus on placemaking initiatives within Downtown. <ul style="list-style-type: none">• Install wayfinding signage and add cross-street string lighting.	●			\$\$	Capital improvement
Strategy LU3b. Address parking issues, particularly during events, as Downtown continues to become more active. <ul style="list-style-type: none">• Continue the ongoing traffic study;• Consider conducting an evaluation of the typical daily use;• Consider parking time limits if spaces are occupied for long periods; and• Continue coordination with surrounding property owners.	●	●	●	\$\$-\$	City study; City partnership
Strategy LU3c. Implement interim and long-term pedestrian enhancements in Downtown, such as sidewalk enhancement, crosswalks, pedestrian connectivity, shade, and accessibility. <ul style="list-style-type: none">• Continue to implement the pedestrian enhancements outlined in the Downtown Strategic Plan; and• Consider options for immediate improvements through “tactical urbanism” approaches.	●	●	●	\$\$-\$-\$	Capital improvement; City study
Strategy LU3d. Establish standards for new development in Downtown to preserve and expand the character of the current Downtown core and adjacent areas. <ul style="list-style-type: none">• Evaluate options for a form-based approach in the Downtown area. Alternatively, non-form-based approaches, such as a standalone district or overlay district, should be considered.	●			\$\$	Development Code update
Strategy LU3e. Evaluate opportunities to generate additional activity in Downtown. <ul style="list-style-type: none">• Conduct a survey of business owners to identify challenges and opportunities; and• Consider food trucks, pop-up vendors, or food halls.	●	●	●	\$\$-\$	City survey; City study
Strategy LU3f. Prioritize the development of a stage in Olde City Park for additional downtown activities and festivals. <ul style="list-style-type: none">• Continue to pursue the development of a stage in the park; and• Consider opportunities for sponsorship from local donors and/or add the project to the capital improvements plan.	●			\$\$-\$	City partnership; Capital improvement
Goal LU4. Support a resilient local economy and plan for well-designed commercial development.					
Performance Measures: <ul style="list-style-type: none">- Annual sales tax revenues- Total number of jobs in the City limits					
Strategy LU4a. Preserve prime land fronting State Highway 78 for sales tax-generating uses. <ul style="list-style-type: none">• Review the zoning map and permitted land use types.	●	●	●	\$\$-\$	Development Code update

Envision Wylie

Goals and Strategies	Timeline (Years)			Approx. Cost	Primary Mechanism(s)
	0-5	6-10	11-20		
Strategy LU4b. Re-evaluate existing parking requirements and consider reducing minimum parking standards to encourage smaller parking lots for commercial uses. <ul style="list-style-type: none"> Review the existing parking requirements to determine whether parking can be reduced by-right or in certain circumstances. 	●			\$-\$	Development Code update
Strategy LU4c. Encourage additional family-friendly entertainment options for Wylie residents. <ul style="list-style-type: none"> Ensure that family-friendly uses are allowed in appropriate locations; and Review the regulations for outdoor dining options. 	●	●	●	\$-\$	Development Code update
Strategy LU4d. Consider implementing incentives and other tools to help spur high quality development along Wylie's major corridors. <ul style="list-style-type: none"> Incentivize higher quality design and materials through pre-established development trade-offs (e.g., reduced landscaping required in exchange for masonry construction); and Continue to coordinate with WEDC to identify potential financial incentives to encourage quality development along the City's major corridors. 	●			\$-\$	Development Code update; City partnership
Strategy LU4e. Explore opportunities to expand the City's daytime population and to increase high quality local employment opportunities within Wylie. <ul style="list-style-type: none"> Continue coordination with WEDC to promote flex spaces (i.e., office/warehouse facilities) and industrial developments in targeted locations by advertising available spaces; and Ensure that zoning is in place to support appropriate uses. 	●	●	●	\$-\$	City partnership; Development Code update
Strategy LU4f. Support the efforts of local and regional entities to expand local employment and business start-up opportunities. <ul style="list-style-type: none"> Continue to work with local partners (e.g., WISD, Collin College, WEDC, and Chamber of Commerce) to attract targeted industries, identify desirable skillsets, empower start-ups, and provide information regarding available resources. 	●	●	●	\$	City partnership
Goal LU5. Leverage the lakefront as a unique and desirable destination. Performance Measures: - Regular communications, including meetings, with USACE - Total acres of lakefront parks					
Strategy LU5a. Communicate with the U.S. Army Corps of Engineers to understand potential amenities and cooperative efforts at Lake Lavon. <ul style="list-style-type: none"> Continue meeting with the USACE District Commander to discuss potential cooperative efforts or expanded public use of the lake and surrounding lake. 	●			\$	City partnership

Envision Wylie

Goals and Strategies	Timeline (Years)			Approx. Cost	Primary Mechanism(s)
	0-5	6-10	11-20		
Strategy LU5b. Support implementation of the existing parks, recreation, and open space plans. <ul style="list-style-type: none"> Continue to pursue implementation of the plan, focusing on the identified top priorities; and Review the concept plans for East Fork Park and Avalon Park to determine whether preliminary master plans should be prepared. 	●	●		\$\$\$	Capital improvement; Park planning study
Goal LU6. Protect and conserve environmentally sensitive areas. Performance Measures: - Grant dollars received to support hazard mitigation - Acres of preserved natural greenspace and floodplain					
Strategy LU6a. Evaluate the existing hazard mitigation policy to ensure that the City is adequately prepared for potential disasters. <ul style="list-style-type: none"> Conduct an update to the existing hazard mitigation plan to incorporate best practices and FEMA guidance; and Continue to pursue grant funding from FEMA and TDEM. 	●				Hazard Mitigation Plan update; City Staff action
Strategy LU6b. Evaluate the existing tree preservation, protection, and replacement policies for commercial and public lands. <ul style="list-style-type: none"> Require replacement of certain trees when commercial sites are developed; and Apply the same policy to the City's land (including rights-of-way) to ensure that the City is leading by example. 	●			\$\$	Development Code update; City policy
Strategy LU6c. Evaluate low-impact development (LID) provisions, floodplain development policies, and overall conservation practices. <ul style="list-style-type: none"> Review the floodplain, drainage, and conservation standards; Prohibit development in the 100-year floodplain; Consider establishing a required setback from waterways to reduce erosion and pollution; Encourage single-loaded streets along creeks; Update the drainage design manual to include best practices and green infrastructure approaches; and Consider adopting the iSWM manual to allow for LID designs. 	●			\$\$	Development Code update; City policy
Strategy LU6d. Preserve existing greenspace in strategic locations. <ul style="list-style-type: none"> Consider strategic purchases of remaining vacant land to preserve Wylie's rural, low-density character and natural environment. 	●	●	●	\$	General fund

Goals and Strategies	Timeline (Years)			Approx. Cost	Primary Mechanism(s)
	0-5	6-10	11-20		
Transportation					
Goal T1. Plan for safe and efficient transportation infrastructure.					
Performance Measures:					
- Number of crashes per capita					
- Fiscal analysis of revenue generated by new lane miles compared to the cost of construction and maintenance					
Strategy T1a. Continue to implement the Thoroughfare Plan and evaluate as needed over time. <ul style="list-style-type: none">Continue to regularly review and update the Thoroughfare Plan;Update the Thoroughfare Plan to reflect roadways constructed since its creation;Consider upgrading a segment of Eubanks Road; andConsider downgrading and/or traffic calming measures for portions of Troy Road.	●	●	●	\$\$-\$\$\$	Thoroughfare Plan update; Capital improvement
Strategy T1b. Implement policies, rules, and regulations regarding access management. <ul style="list-style-type: none">Require cross-access easements in future development to enable motorists to travel between adjacent parking lots without returning to the thoroughfare.	●			\$\$-\$	Development Code update
Strategy T1c. Continually identify and prioritize intersections with high crash rates that could benefit from safety improvements. <ul style="list-style-type: none">Monitor crash and citation data to identify hazardous areas, specifically those with pedestrian or bicyclist involvement; andConsider mitigation measures to improve safety of identified intersections.	●	●	●	\$\$-\$\$\$	City Staff action; Capital improvement
Strategy T1d. Prioritize street maintenance in capital improvements planning and promote awareness of maintenance efforts. <ul style="list-style-type: none">Continue to invest in street maintenance;Increase transparency in planned and completed improvements/repairs; andMaximize City-maintained lane miles and pavement width to ensure that road construction is a fiscally sustainable investment.	●	●	●	\$\$\$	Capital improvement; City policy
Strategy T1e. Identify roadways in the City that do not presently have curbs, gutters, or other desired street elements. <ul style="list-style-type: none">Conduct an inventory of the existing curb, gutter, and sidewalk improvements to identify areas that lack these elements; andPlan for installation of improvements in areas where appropriate.	●			\$\$\$	City study; Capital improvement

Goals and Strategies	Timeline (Years)			Approx. Cost	Primary Mechanism(s)
	0-5	6-10	11-20		
Goal T2. Promote mobility, access, and connectivity throughout the community.					
Performance Measures: - Miles of sidewalk, bike lanes, and off-street trails - Turnaround time for sidewalk repairs					
Strategy T2a. Promote walkability in new and developing neighborhoods. <ul style="list-style-type: none">Promote awareness of the City’s webpage tool for reporting sidewalk issues;Evaluate options for more convenient citizen reporting of sidewalk issues; andImprove transparency of sidewalk repair progress.	●	●	●	\$	City promotional campaign; City website updates
Strategy T2b. Facilitate bicycle and pedestrian pathways and connections along key corridors. <ul style="list-style-type: none">Conduct a detailed sidewalk inventory to identify missing connections; andPrioritize installation in areas near schools and key destinations, and in areas where dirt paths have been worn in the grass through foot traffic.	●	●	●	\$\$-\$\$\$	City study; Capital improvement
Strategy T2c. Expand the existing “hike and bike” network by connecting existing trails and key destinations, supported by coordination with Collin County, surrounding cities, and NCTCOG. <ul style="list-style-type: none">Continue to coordinate with the County and regional entities on trail network implementation, potential funding sources, and future updates to the plan;Identify appropriate connections between existing and planned trails and key destinations;Plan for amenities along trails; andEvaluate whether existing sidewalks should be widened.	●	●	●	\$-\$\$\$	City partnership; City study; Capital improvement
Strategy T2d. Plan for pedestrian and bicycle signalized crossings to ensure safe crossings of trails at roadways. <ul style="list-style-type: none">Identify roadway crossings that could benefit from enhanced pedestrian and/or bicycle crossings, particularly those that align with designated trail routes; andPrioritize areas near schools, parks, and other key destinations.	●	●	●	\$-\$\$\$	City study; Capital improvement
Strategy T2e. Proactively improve access and ADA-compliance throughout the City. <ul style="list-style-type: none">Conduct an inventory to identify any areas of issue or potential improvements; andContinue progress toward implementing the City’s ADA Transition Plan and evaluate opportunities for improvement.	●	●	●	\$-\$\$\$	City study; Capital improvement

Goals and Strategies	Timeline (Years)			Approx. Cost	Primary Mechanism(s)
	0-5	6-10	11-20		
Goal T3. Continue regional communications for a coordinated transportation network and efficient use of resources.					
Performance Measures:					
- Number or City Staff meetings or hours coordinating or meeting with local partners					
Strategy T3a. Coordinate with the local school district on transportation system implications of proposed school facility expansion/needs. <ul style="list-style-type: none">Continue ongoing communications with WISD to identify any transportation-related issues that arise from existing or expanding facilities, and to identify the best locations for any future facilities.	●	●	●	\$	City partnership
Strategy T3b. Coordinate with state, regional, and local entities regarding the transportation network. <ul style="list-style-type: none">Continue coordination with regional partners (e.g., Collin County, NCTCOG, TXDOT, neighboring cities) to evaluate opportunities for cooperation, shared resources, and potential funding sources for new construction or other network improvements.	●	●	●	\$	City partnership

Appendix: Community Input

The Appendix is a separate document that includes the community input received and notes from the meeting discussions conducted during the development of this plan. The following engagements are reflected in the Appendix:

Monday, August 19, 2021 - CPAC Kickoff

Monday, September 13, 2021 - Community Open House #1 (Online: Sept. 3-Sept. 19)

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 (Online: March 21-April 10)

Thursday, May 19, 2022 - CPAC: Input Review, Finalize Plan

Tuesday, June 14, 2022 - Joint Workshop

Tuesday, July 5, 2022 - Planning & Zoning Commission Public Hearing

Tuesday, July 26, 2022 - City Council Public Hearing



Wylie City Council

AGENDA REPORT

Department: Engineering
Prepared By: Tim Porter

Account Code: _____

Subject

Discuss McMillen Drive Progress Update.

Recommendation

Discussion