

# Wylie Comprehensive Plan Advisory Committee

January 13, 2022 – 6:00 PM

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



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## CALL TO ORDER

### COMMENTS ON NON-AGENDA ITEMS

*Any member of the public may address Committee regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. Committee requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Committee 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 Committee 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 the approval of the November 11, 2021 Meeting.

## WORK SESSION

WS1. Process Reminder

WS2. Review and Discuss Land Use and Transportation Strategies

WS3. Review and Discuss Future Land Use Map and Thoroughfare Map

WS4. Next Steps

## ADJOURNMENT

### CERTIFICATION

I certify that this Notice of Meeting was posted on January 7, 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.

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Stephanie Storm, City Secretary

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Date Notice Removed

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020. 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 Commission should determine that a closed or executive meeting or session of the Commission 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 Commission at the date, hour and place given in this notice as the Commission 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.

§ 551.073 – Discussing prospective gift or donation to the City.



# Comprehensive Plan Advisory Committee

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## Minutes

### Regular Meeting

November 11, 2021 – 6:00 p.m.

Smith Public Library - Multi-purpose Room  
300 Country Club Road, Bldg. 300  
Wylie, TX 75098

#### CALL TO ORDER

*Announce the presence of a Quorum.*

Mr. Haskins called the meeting to order at 6:01 PM and announced 13 of the 14 Committee Members were present.

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

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

#### CITIZENS COMMENTS ON NON-AGENDA ITEMS

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

No one was present to approach the Committee.

#### CONSENT AGENDA

**A. Consider, and act upon, the approval of the August 19, 2021 meeting.**

The minutes were approved unanimously.

#### WORK SESSION

- A. A recap of the comprehensive planning process**
- B. A review of revisions made to the draft Housing and Land Use goals at the October 12 Joint Workshop with City Council,**

- C. Breakout sessions to review, discuss, and modify tentative strategies related to each Housing and Land Use goal in small groups,
- D. Group presentation and discussion of the breakout group findings,
- E. Group discussion and initial direction regarding the Future Land Use categories, and
- F. A summary of next steps and upcoming dates.

**Staff Presentation**

The primary focus of the meeting was to develop and refine the tentative strategies that were proposed to support the five Housing goals and three of the Land Use goals related to special areas (i.e., Downtown, lakefront, and corridors). The Committee was divided into four groups of approximately three members each and asked to review tentative strategies proposed for an individual goal and suggest revisions, deletions, or additions. Then all groups reported back with an opportunity for other groups to comment on each goal. The same activity was conducted again to review the remaining strategies.

With the groups’ findings being shared, the consultant team made the revisions in real time using the “track changes” feature in Microsoft Word.

Lastly, the Committee was asked to review the proposed Future Land Use categories for initial direction. The purpose of this exercise was to establish the menu of options for developing the Future Land Use map, which is the next step in the process.

**RECONVENE INTO REGULAR SESSION**

Chair Stone reconvened the meeting into Regular Session.

**ADJOURNMENT**

The meeting was adjourned at 8:15PM unanimously.

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Sandra Stone, Chair

**ATTEST:**

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Mary Bradley, Administrative Assistant II



# ENVISION WYLLIE



## 2022 Comprehensive Plan

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JANUARY 13, 2022 | CPAC MEETING

# Your Team

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**Daniel Harrison**



**Erica Craycraft**

# Today's Agenda

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- Process Reminder
- Discussion and Activities:
  - Land Use and Transportation Strategies
  - Future Land Use Map
  - Thoroughfare Map
- Next Steps





# Process Reminder

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# Schedule

Date	Meeting/Event	Type
➤ Monday, August 19, 2021	CPAC Kickoff	In-Person
➤ Monday, September 13, 2021	Community Open House #1 (Virtual Option — Sept. 3 <sup>rd</sup> through Sept. 19 <sup>th</sup> )	In-Person/Online
➤ Tuesday, October 12, 2021	Joint Workshop: Input Review and Goals	In-Person
➤ Thursday, November 11, 2021	CPAC: Housing, Special Planning Areas, Land Use Categories	In-Person
Thursday, January 13, 2021	CPAC: Future Land Use, Transportation	In-Person
Thursday, February 3-17, 2022	CPAC Survey: Goals and Strategies Online Survey	Online
Thursday, March 3, 2022	CPAC: Review and Discuss Goals and Strategies	In-Person
Thursday, March 31, 2022	Community Open House #2 (Online: March 21-April 4)	In-Person/Online
Thursday, May 19, 2022	CPAC: Input Review, Finalize Plan (Complete draft plan sent in advance)	In-Person
Tuesday, June 14, 2022	Joint Workshop	In-Person
Tuesday, July 26, 2022	Joint Public Hearing	In-Person

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# Land Use and Transportation Goals

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# Draft Strategies Review and Refinement

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ROUND #1 – LAND USE

# Round #1 (30 Minute Exercise)

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

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

Tentative Strategies:

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

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

### Tentative Strategies:

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

# Goal LU6. Protect and conserve environmentally sensitive areas.

## Tentative Strategies:

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

# Draft Strategies Review and Refinement

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ROUND #2 - TRANSPORTATION



# Round #2 (30 Minute Exercise)

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

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

## Tentative Strategies:

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

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

### Tentative Strategies:

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

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

### Tentative Strategies:

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

# Future Land Use Map

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# Future Land Use Map

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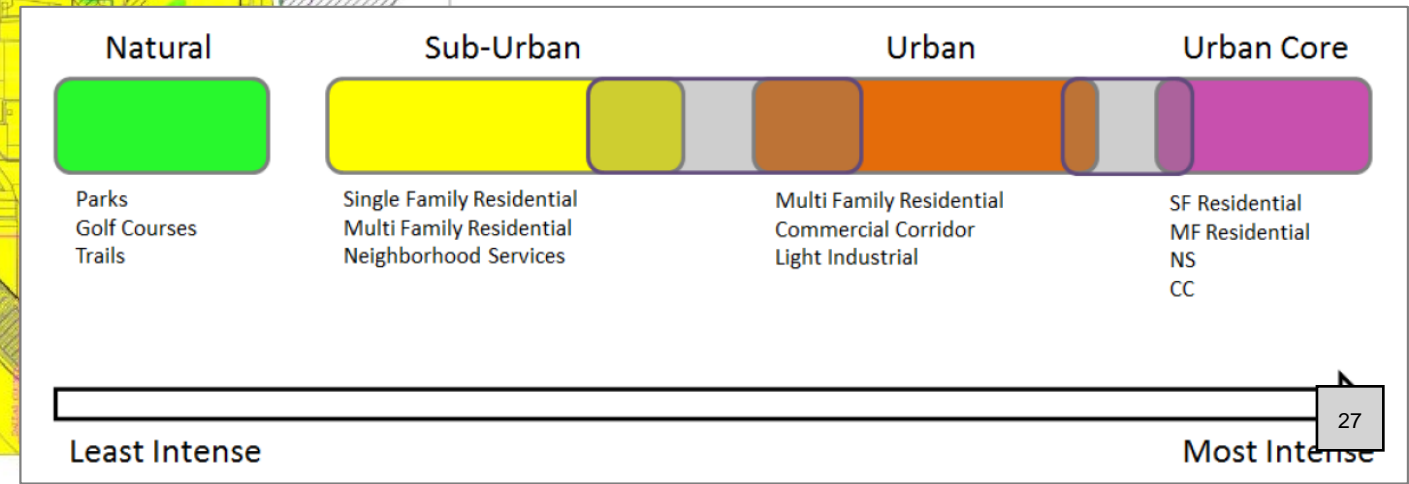
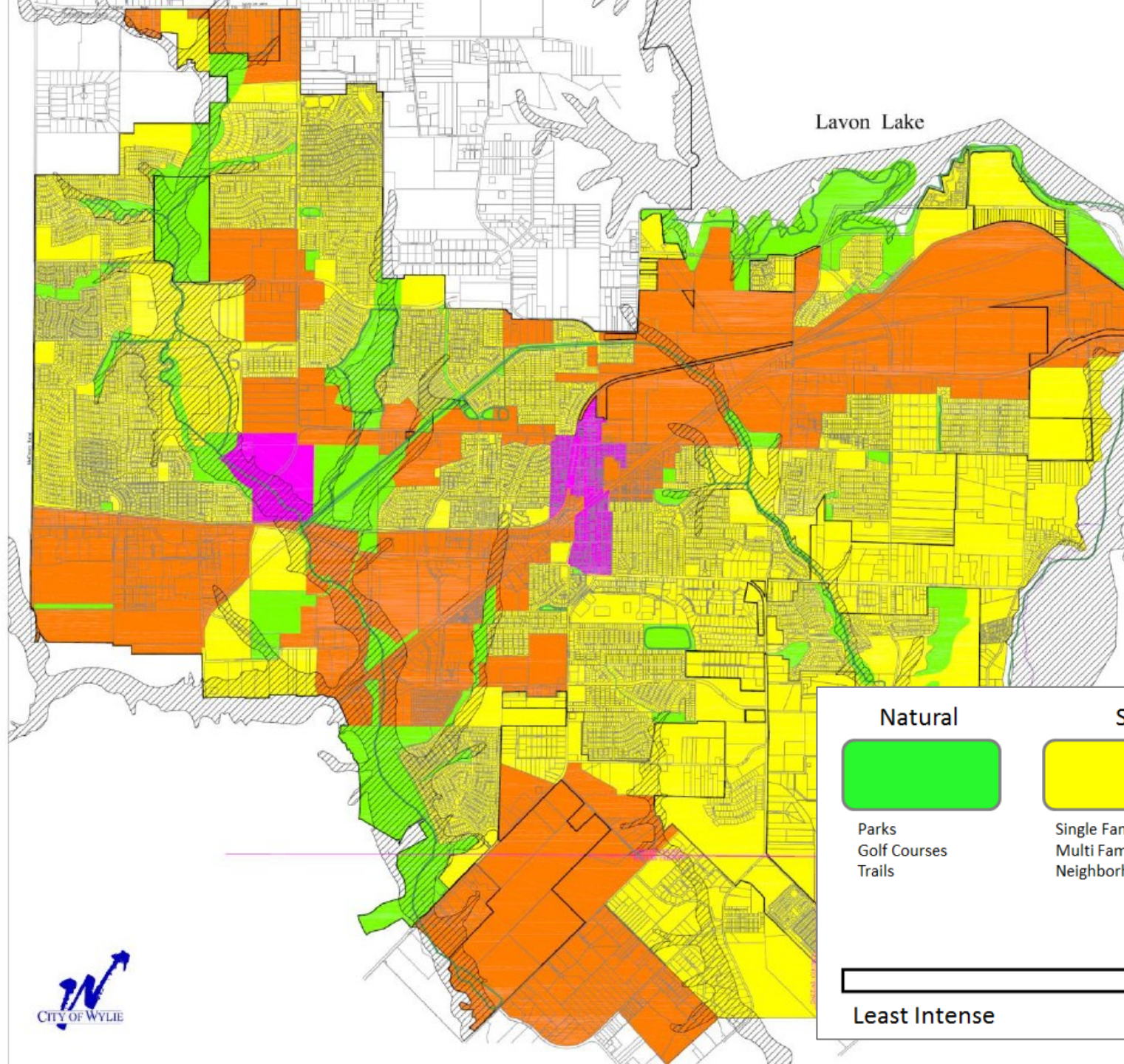
Helps guide decisions, such as:

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

Intended to be flexible and kept up-to-date

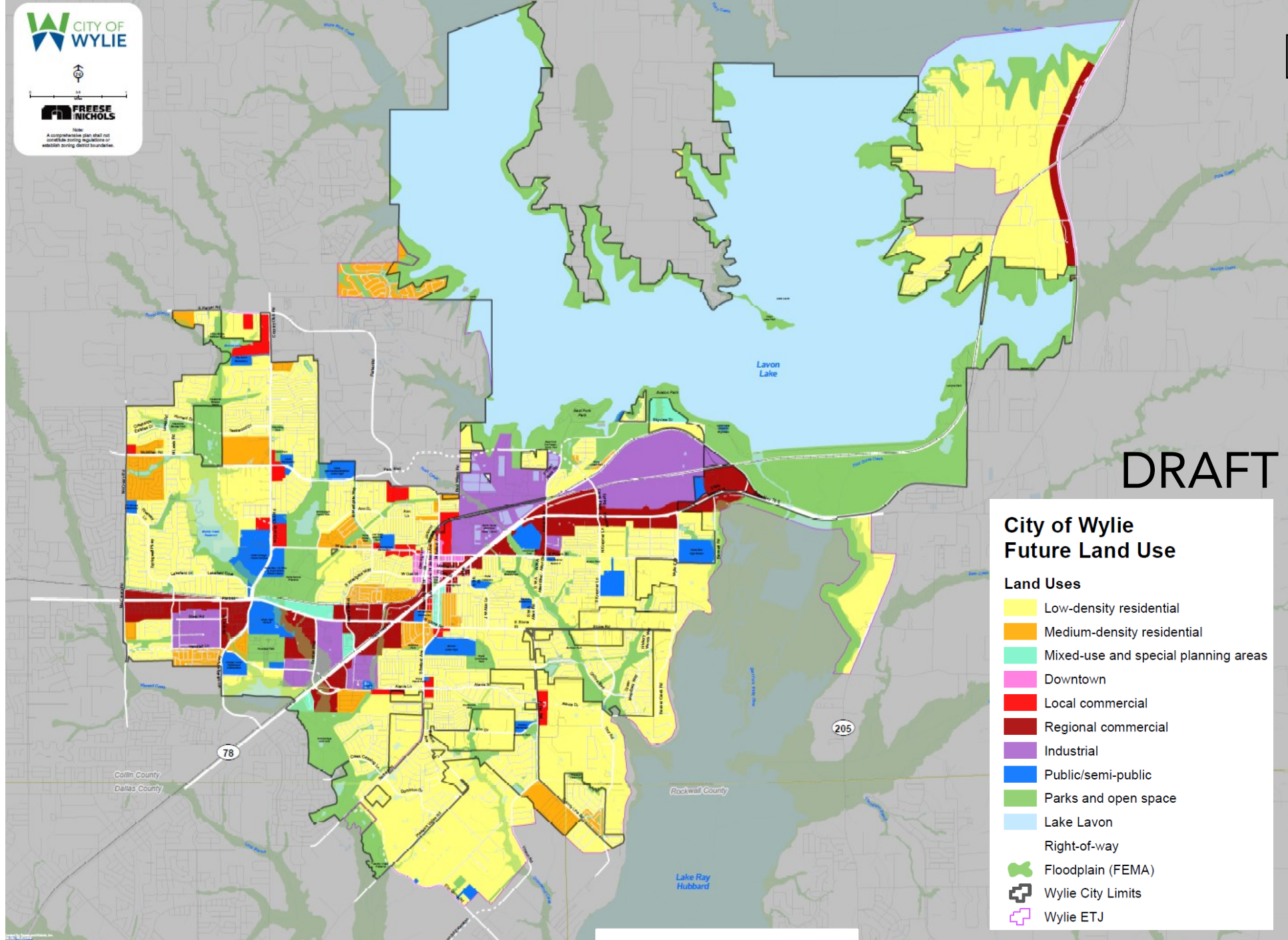








**DRAFT**



## 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



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Lavon  
Lake

DRAFT

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DRAFT

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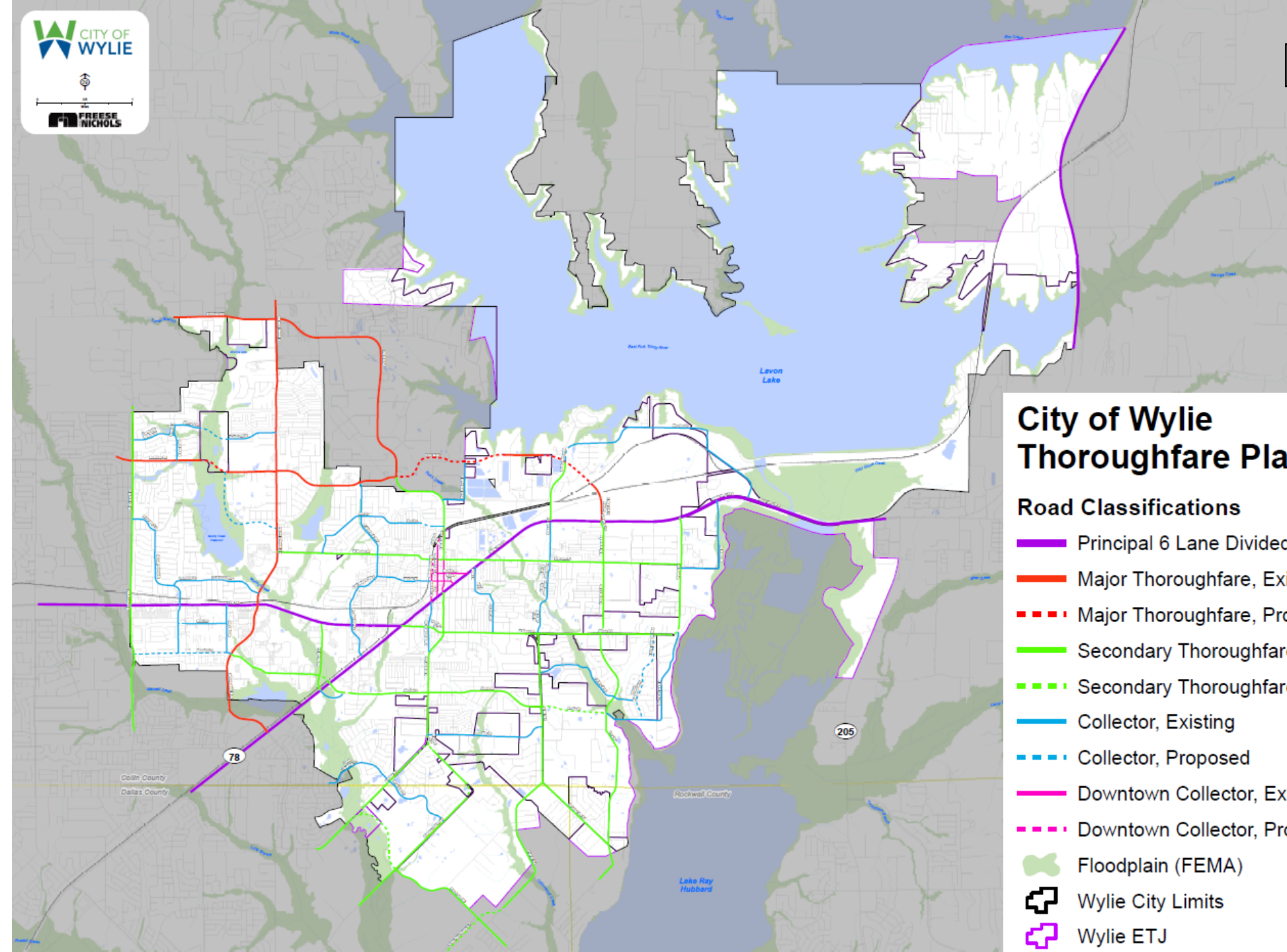
# Round #3 (35 Minute Exercise)

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

# Thoroughfare Map

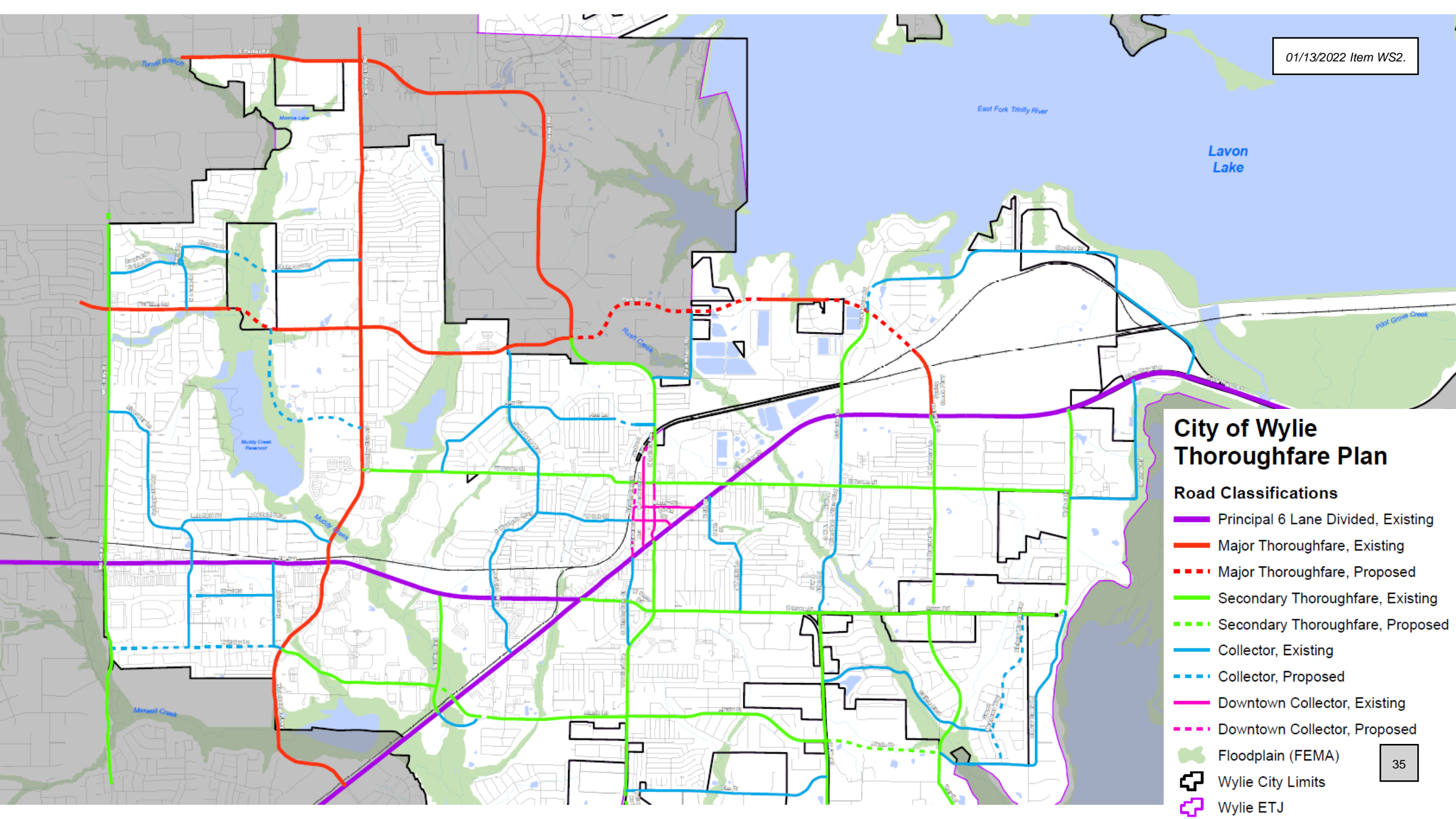
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# City of Wylie Thoroughfare Plan













## Road Classifications

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

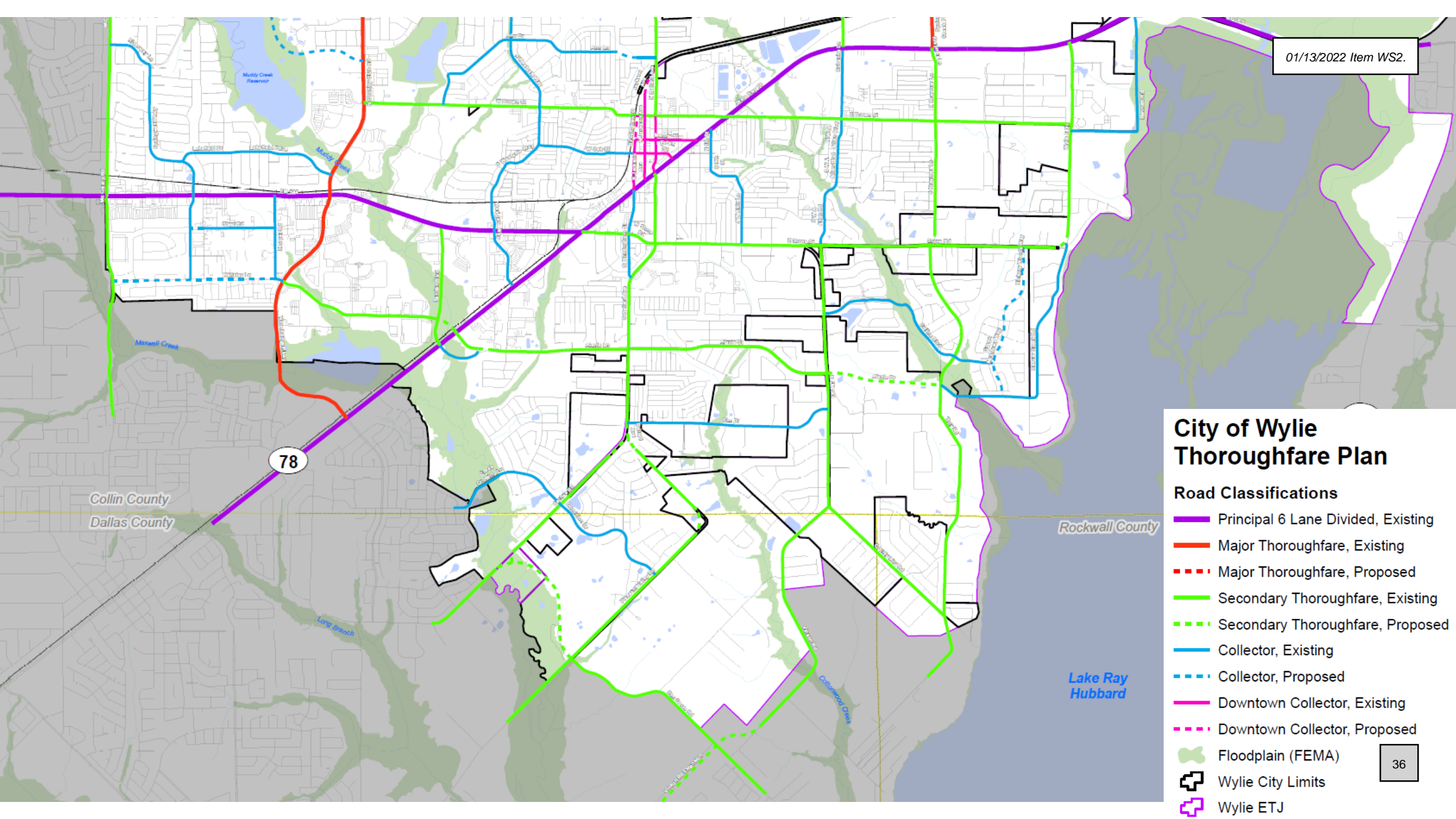


# City of Wylie Thoroughfare Plan

## Road Classifications

-  Principal 6 Lane Divided, Existing
  -  Major Thoroughfare, Existing
  -  Major Thoroughfare, Proposed
  -  Secondary Thoroughfare, Existing
  -  Secondary Thoroughfare, Proposed
  -  Collector, Existing
  -  Collector, Proposed
  -  Downtown Collector, Existing
  -  Downtown Collector, Proposed
  -  Floodplain (FEMA)
  -  Wylie City Limits
  -  Wylie ETJ
- 35





## City of Wylie Thoroughfare Plan

### Road Classifications

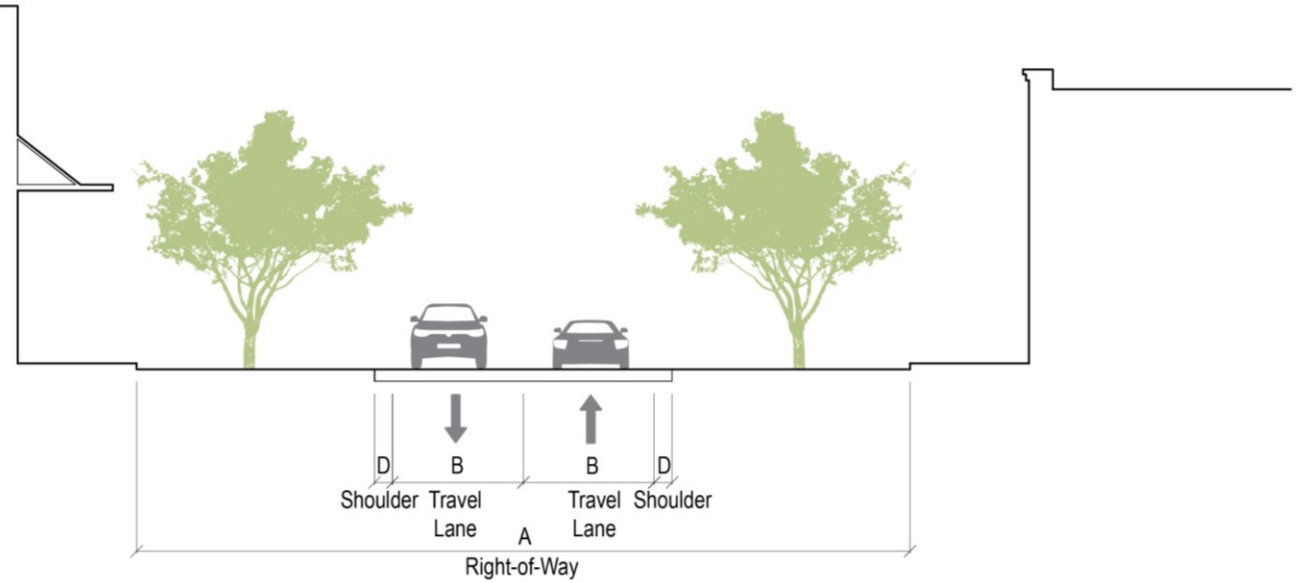
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COLLECTOR

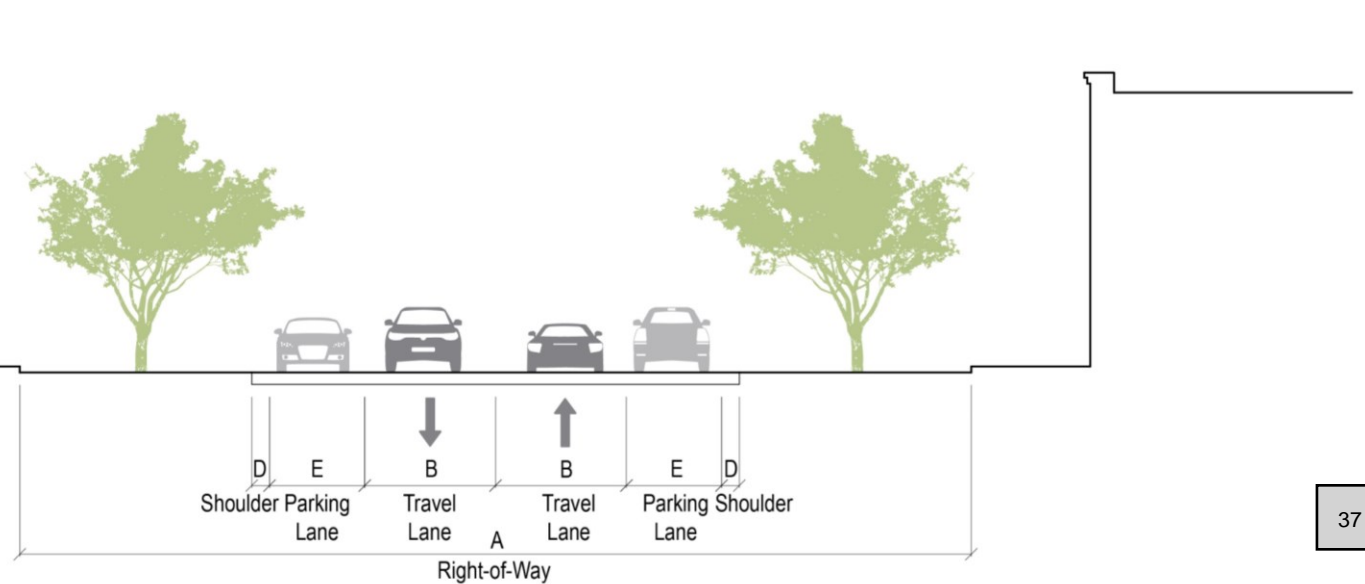
01/13/2022 Item WS2.

Ex: Westgate Way



DOWNTOWN COLLECTOR

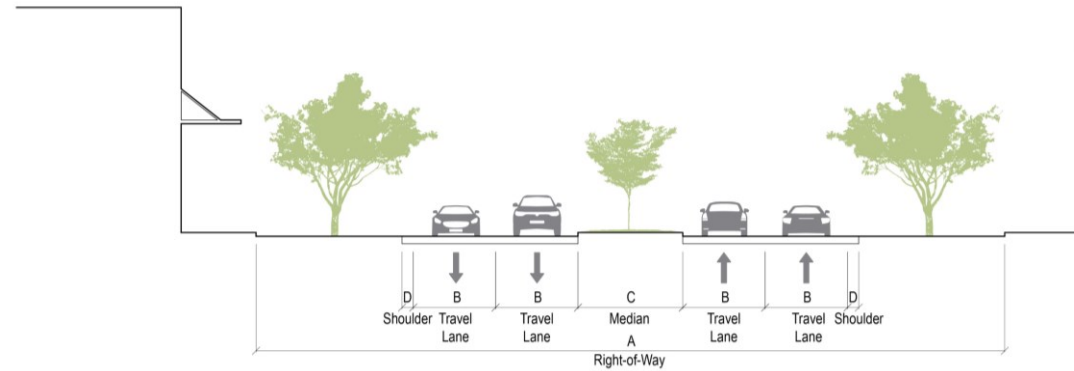
Ex: Ballard Ave.



Ex: Brown Street

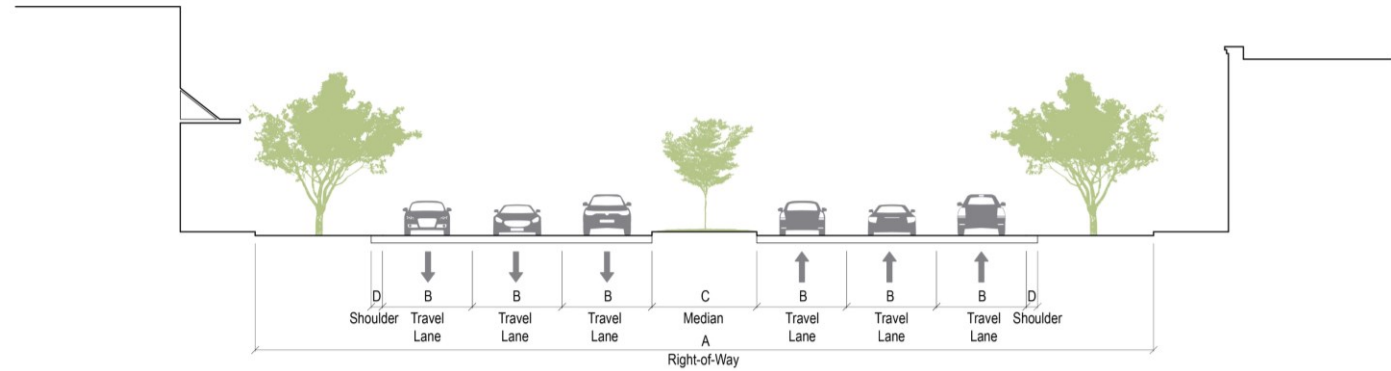
SECONDARY THOROUGHFARE

01/13/2022 Item WS2.



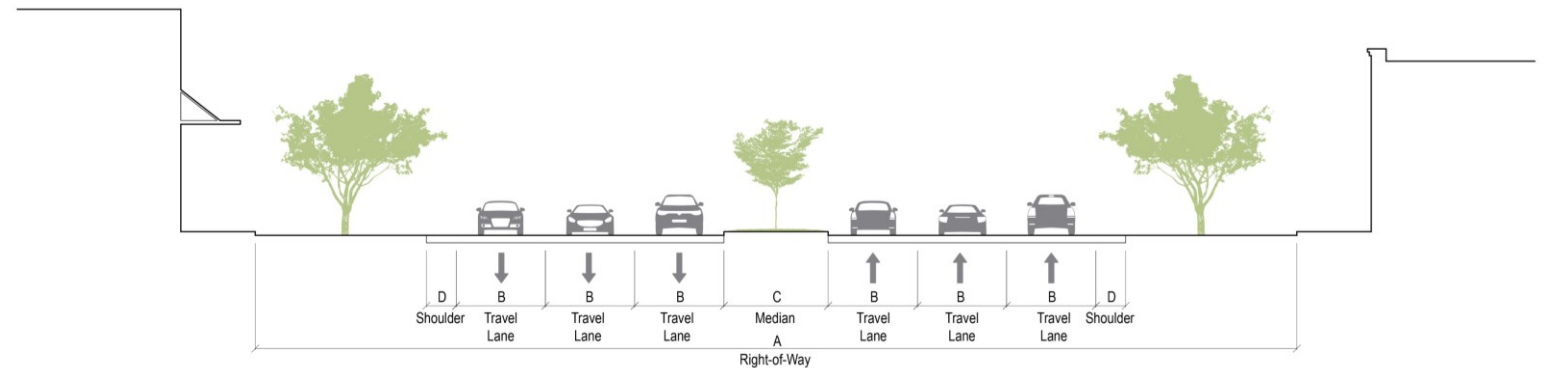
Ex: Country Club Road

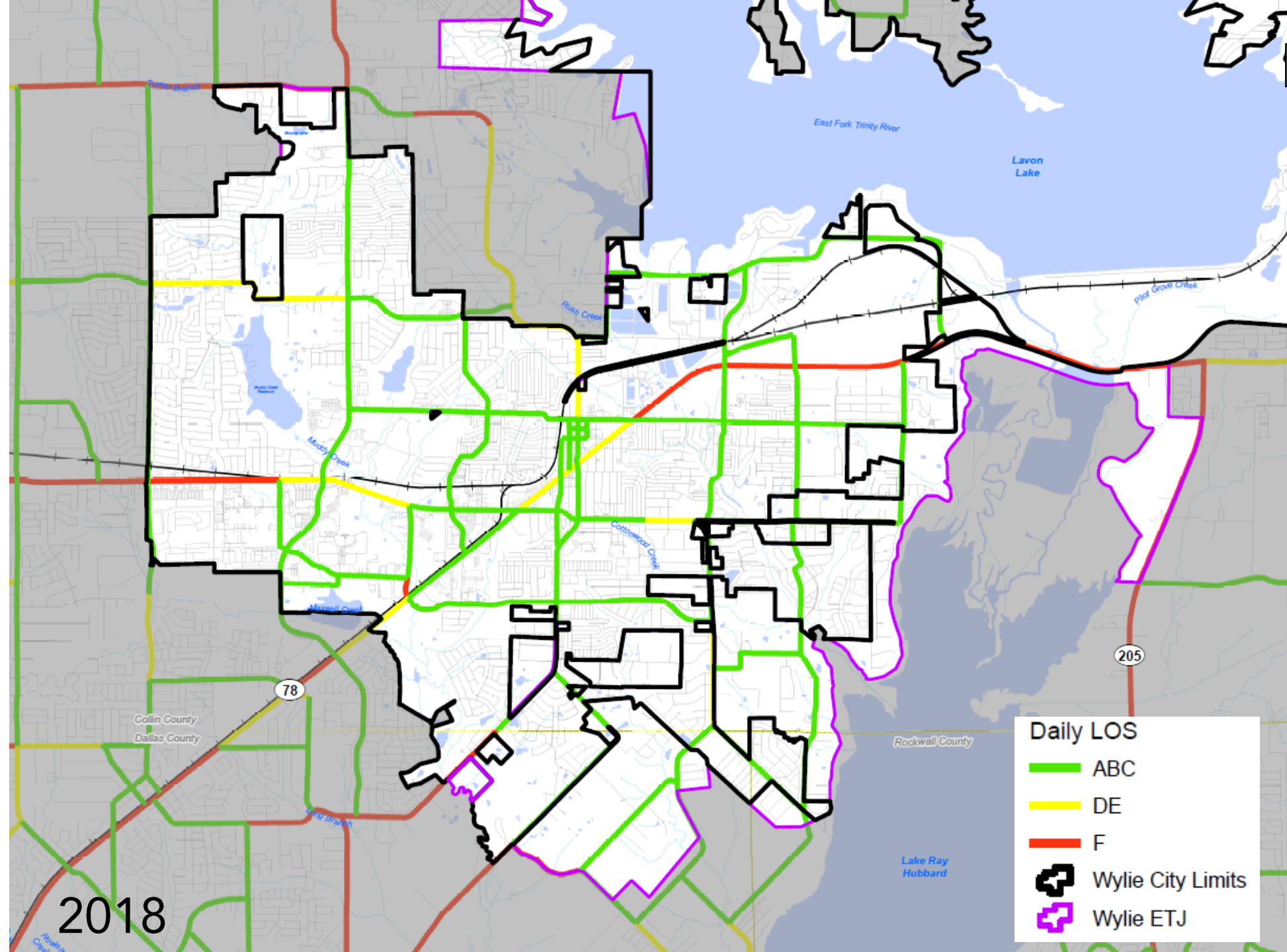
MAJOR THOROUGHFARE



Ex: SH 78

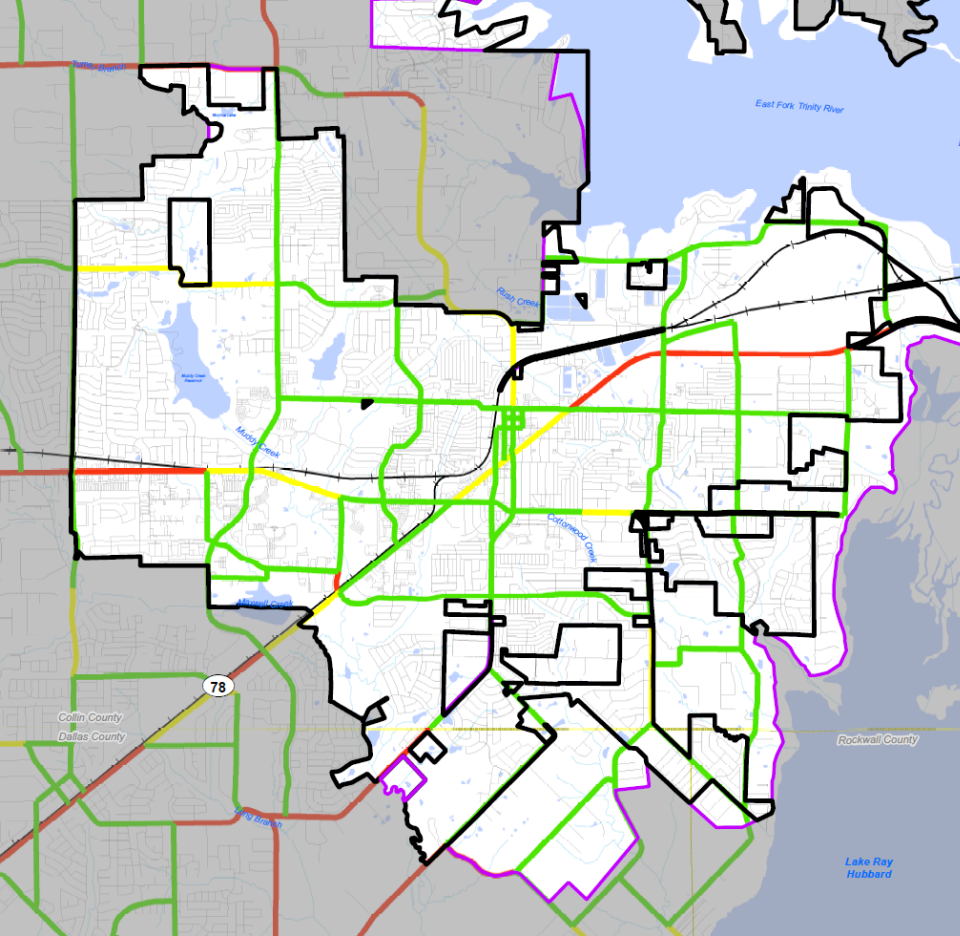
PRINCIPAL THOROUGHFARE





2018

2028



2018

Daily LOS

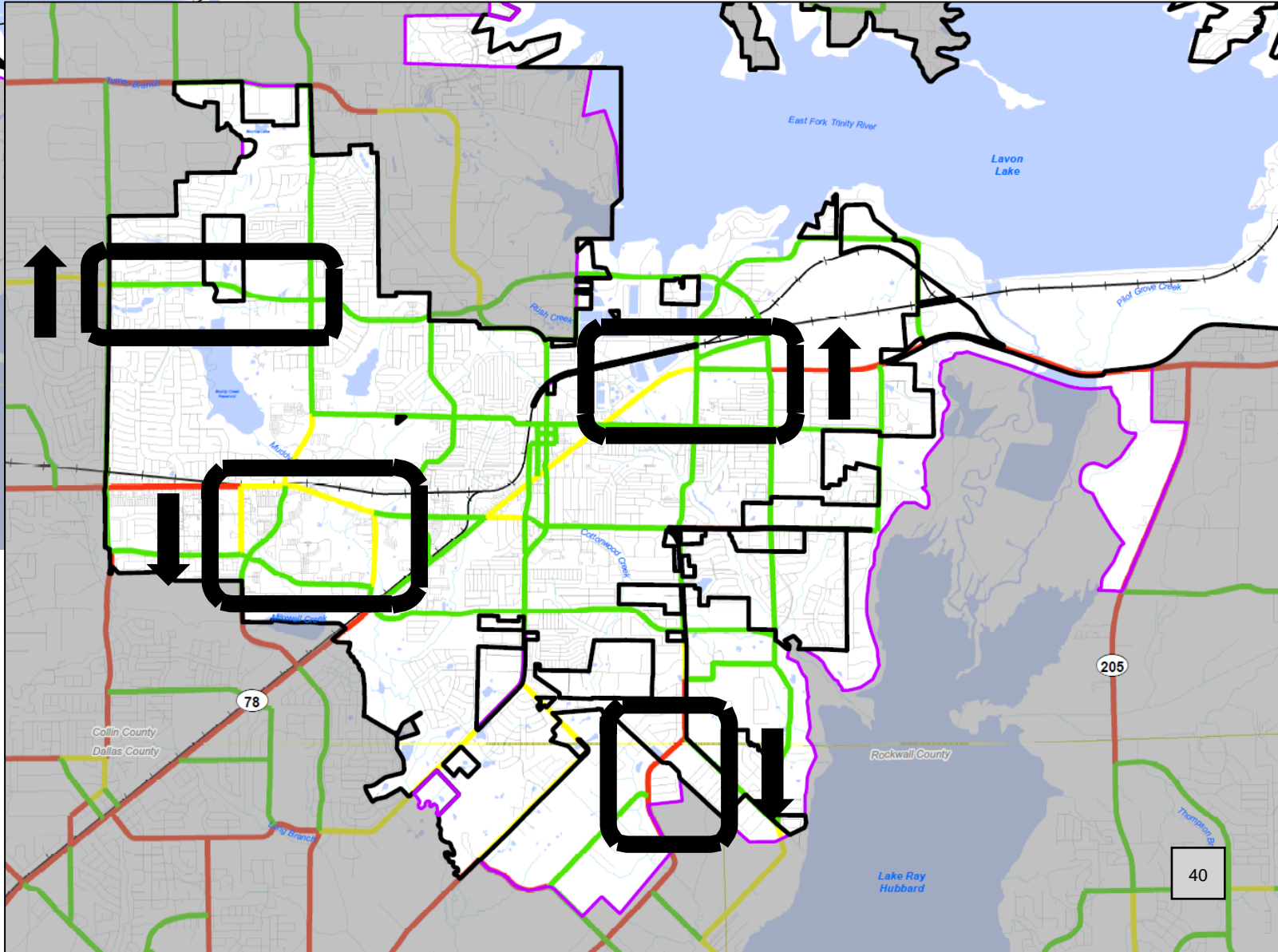
ABC

DE

F

Wylie City Limits

Wylie ETJ



# Round #4 (15 Minute Exercise)

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





# Next Steps

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# Next Steps

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



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# Questions or Comments?

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# Thank You!

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# City of Wylie Existing Land Use

- |                        |                   |
|------------------------|-------------------|
| Final Plats            | Office            |
| Single Family          | Retail            |
| Two-Family (Duplex)    | Commercial        |
| Townhome               | Industrial        |
| Multifamily            | Utility           |
| Manufactured Home      | Right-of-way      |
| Civic or Institutional | Vacant            |
| Parks and Open Space   | Waterbody         |
|                        | Wylie City Limits |
|                        | Wylie ETJ         |

01/13/2022 Item WS2.

