

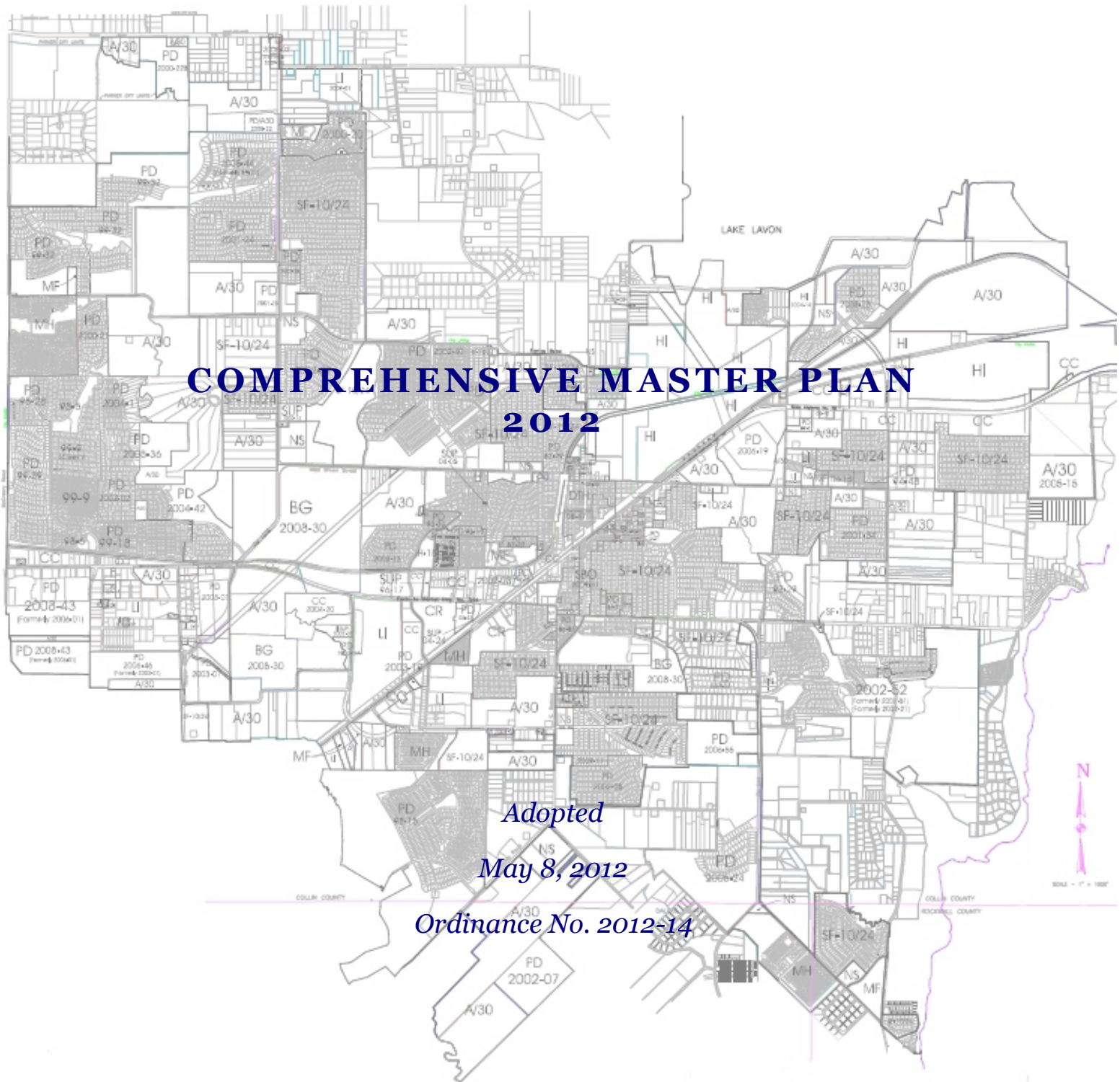
City of Wylie

COMPREHENSIVE MASTER PLAN 2012

Adopted

May 8, 2012

Ordinance No. 2012-14



CHAPTER 1 - INTRODUCTION	1
A. Statement of Purpose	1
B. Planning Area	2
C. Plan Overview	2
D. Existing Conditions and Future Projections	2
CHAPTER 2 - NATURAL SYSTEMS AND RESOURCES	4
A. Floodplains	4
B. Water Conservation	6
C. Wastewater	6
D. Implementation	6
CHAPTER 3 - LAND USE	7
A. Concept	7
B. Existing Land Use Conditions	7
C. Land Use Categories	8
D. Land Use Map	9
E. Land Use Plan Intensity Scale	10
F. Implementation	11
CHAPTER 4 – TRANSPORTATION	12
A. Purpose	12
B. Capital Improvement Projects	12
C. Corridor Plans	13
D. Transit-Oriented Development	13
E. Implementation	13
CHAPTER 5 – PARKS AND RECREATION	15
A. Primary - Vision Components	15
B. Summary of Existing Parks and City-Owned Park Land	17
C. Summary of Park Land Needs	19
D. Implementation	19
CHAPTER 6 – REDEVELOPMENT AND OVERLAY DISTRICTS	20
A. Purpose	20
B. Special Overlay Districts	20
1. Downtown Historic District	20
2. South Ballard Overlay District	22
3. Redevelopment Overlay	23
4. Lake Development Overlay	24

5. Healthcare Overlay	24
6. Entertainment District Overlay	24
7. 205 Regional Overlay	24
C. Implementation	26
CHAPTER 7 – ECONOMIC DEVELOPMENT	27
A. Purpose	27
B. Demographics	27
C. Business Center	28
D. Education	28
E. Implementation	29
CHAPTER 8 – HAZARD MITIGATION	30
A. Purpose	30
B. Planning for Mitigation	30
C. Principles of Mitigation	31
D. Hazard Prone Areas (Maps)	32
E. Implementation	34
F. Definitions	35

CHAPTER 1 INTRODUCTION

Wylie is at a unique time in its history. Rapid population growth has expanded the City's population by nearly a 175% increase during the last decade. A sizable portion of Wylie is less than twenty years old yet the City is nearing build-out. With the last fully updated Comprehensive Land Use Plan having been completed in 1999, the change from extremely rapid growth to a pattern of slower growth and redevelopment demands a new long term vision for Wylie.

A. Statement of Purpose

In general, the Wylie Comprehensive Land Use Plan is developed to provide elected and appointed officials, City staff, and the citizens and business owners of Wylie with:

1. A statement indicating the form and direction of Wylie's growth and redevelopment.
2. A guide for decision makers within the City of Wylie as a resource for managing Wylie's economic and physical development.
3. An educational resource for citizens, business owners, and other stakeholders.

In addition, the Comprehensive Land Use Plan establishes the basis for future zoning, zoning ordinances, and development decisions by the city officials. This document is intended to be the primary guide for the City. Additional plans adopted by the City of Wylie shall be consistent with this plan. The City Council, Planning & Zoning Commission, and other city agencies will use this plan to support the production of goals, objectives, and strategies.

More specifically, this plan coincides with previously adopted development goals and provides the ability to:

- Preserve and enhance significant community features, such as Wylie's downtown district and the proximity to the lakes.
- Provide a plan which will expand the housing types and residential styles in Wylie, allowing for an 'age-in-place' and diverse community.
- Protect natural and environmentally-sensitive areas as well as the remaining open space while making use of those areas for trails, bike routes and other connections.
- Maintain and build upon Wylie's unique small town sense of community and identity.

B. Planning Area

Wylie is located about 30 miles northeast of downtown Dallas, the metropolitan center, and approximately 25 miles southeast of McKinney, the county seat. Wylie has a 2010 population of 41,427 and is approximately 95% built out (roughly 600 acres remain undeveloped or as crop/farm land). Wylie's anticipated build-out population is 57,000. In total, Wylie has 3,600 acres of floodplain within the City limits which constitutes 21% of the land cover in the city. The city is uniquely situated between two major lakes (Lavon Lake and Lake Ray Hubbard) which provide recreation opportunities and drinking water for much of the region. Also unique to Wylie is an older historic core surrounded by newer suburban-style subdivisions. The Plan will seek to take full advantage of all the City's unique assets.

C. Plan Overview

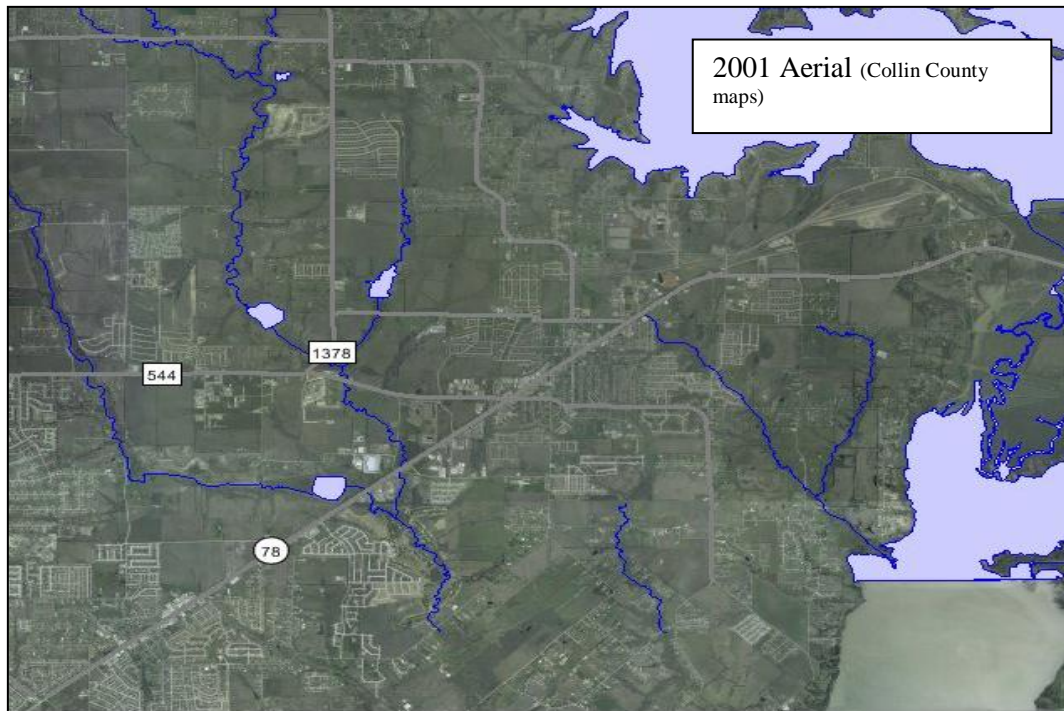
The 2012 Comprehensive Land Use Plan provides a vision for the future of Wylie and serves as a basis for future growth and planning activities that include City policies and issues related to land use, transportation, redevelopment, design, parks and recreation, and infrastructure. This document takes that past growth, future redevelopment, including health and safety standards, to produce the best possible decisions about the community's future.

All development related applications should be reviewed in the context of the Comprehensive Land Use Plan. Annexations, zoning cases, and development agreements in particular should work to further the ideas espoused by the plan. Cases which are not discretionary, such as site plans and plats, should also be evaluated for their conformance to the plan. Ordinance changes which are necessary to keep development projects in line with the plan should be considered.

D. Existing Conditions and Future Projections

Wylie is currently a third-tier suburban city of more than 42,000 people covering about 33 square miles, of which 18 square miles consist of Lavon Lake. Within the next ten years Wylie's population is expected to grow to more than 48,000. While that growth rate is less than the 175% Wylie experienced in the last decade, it still represents an increase in population nearly twice that of the national average. Additionally, Wylie's commercial growth should continue to accelerate as the residential population has reached a point to self-sustain numerous and varied businesses.

Comparing the following two aerial photos, one can see the large areas of urban growth that have occurred between 2001 and 2010. This illustrates the rate at which Wylie is quickly approaching physical build-out conditions. At the end of 2011, Wylie had approximately 5% of vacant or unplatted land remaining; meaning build out is vastly approaching.



CHAPTER 2 NATURAL SYSTEMS AND RESOURCES

As stated in the Introduction, Wylie has had rapid growth over the last two decades. However, it has been the growth in the last ten years that has been most impactful. Between the April 2000 Census and April 2010 Census, Wylie grew by 26,295 people (a growth rate of nearly 175%). When considering the average household size of 2.97 persons per household, Wylie has developed approximately 2,000 acres of land over the last ten years.

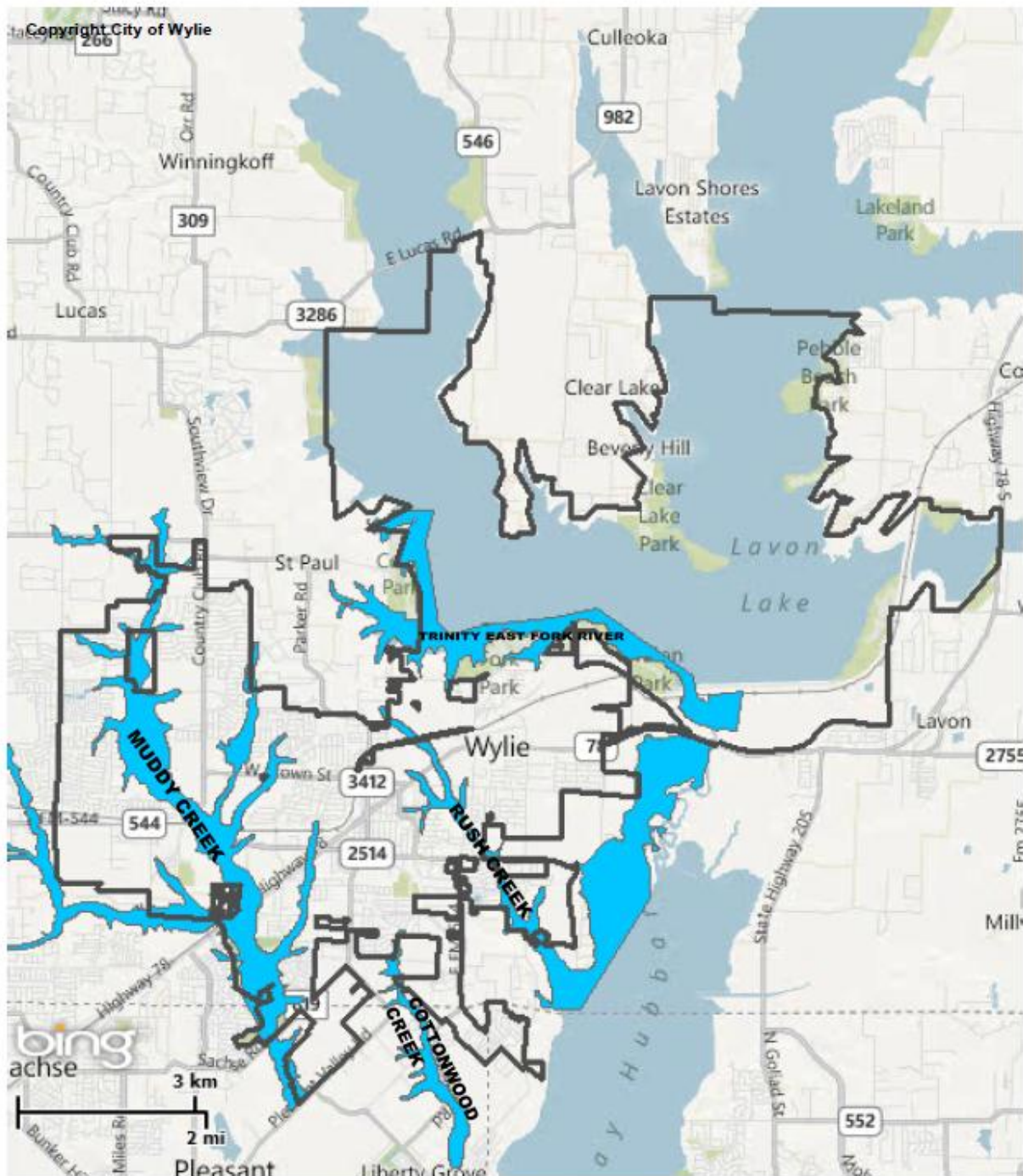
With this much growth, it is imperative for the City and other stakeholders to consider the impacts on natural resources.

Land to the northeast of downtown drains into Lavon Lake, while land to the south and west of downtown drains into Lake Ray Hubbard. There are also three large soil conservation service ponds situated northwest of State Highway 78.

A. Floodplains

There are 3,600 acres of floodplain existing within the limits of Wylie and its Extraterritorial Jurisdiction (ETJ). 21% of total land area within Wylie is floodplain. Four (4) main flood plains are present: one (Trinity East Fork River) adjacent to Lavon Lake and three (Muddy Creek, Rush Creek and Cottownwood Creek) which drain into Lake Ray Hubbard. The Muddy Creek floodplain is a dominant feature in Wylie's landscape, marked by dense trees and visible across the city's large open fields.

To date, the City's Engineering Department has made good progress toward protecting these resources through the provisions made in the floodplain ordinance. It is important, however, to also ensure access is available through these areas by means of trail connections and that the very nature of these areas remains fully protected by means of limiting or disallowing floodplain reclamation.



EXISTING FLOOD PLAINS

City of Wylie

DISCLAIMER

This data has been compiled for City of Wylie. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.



B. Water Conservation

The dramatically-growing population and economic development of not only our City, but the entire DFW area as a whole has put constraints on our natural resources. This growth, combined with the 2010-11 drought, makes it imperative that measures are put into place to protect our most valuable natural resource – WATER. The City of Wylie has adopted a Water Conservation Plan that is consistent with that of the Texas Commission on Environmental Quality (TCEQ) as well as the North Texas Municipal Water District (NTMWD).

With the concern of declining water levels of existing reservoirs, the 10% reduction in water uses adopted in 2011 is not enough when considering ongoing drought conditions.

The Five Year and Ten Year Municipal Per Capita Water Use Goals of the Conservation Plan should be closely monitored to ensure consistency with TCEQ and NTMWD. In addition, the City should make continuous efforts to keep its citizens and businesses informed with up-to-date reports.

C. Wastewater

The Alanis Drive treatment plant was taken offline in 2009, and all flow was diverted to the Muddy Creek Regional Wastewater Treatment Plant (MCRWWTP). The Alanis plant can be put into service if the additional treatment capacity is necessary. Currently there is one treatment plant operating within the city limits and/or ETJ. These current facilities are adequate for some future growth and the plant will be expanded as necessary to meet the future treatment needs of the service area.

D. Implementation

OBJECTIVE 2.00: Abide by the North Texas Municipal Water District restrictions and conservation efforts.

OBJECTIVE 2.10: City Staff and Elected Officials should continue to work with other municipalities and water suppliers to improve efficiency in water use.

OBJECTIVE 2.20: Adopt Ordinances to allow for native and drought resistant landscaping.

OBJECTIVE 2.30: Adopt Ordinances to protect and enhance natural tributaries.

OBJECTIVE 2.40: Create and maintain a Floodplain Protection Plan which identifies the fully-developed, 100-year floodplain at build-out conditions.

CHAPTER 3 LAND USE

A. Concept

This section of the Comprehensive Land Use Plan serves as the basis by which the City of Wylie will make all land use decisions. The Plan is used as a guide in determining where various zoning districts are placed on individual tracts of land. These decisions affect every stakeholder in the community: businesses, home-owners, government officials, even travelers and visitors. The entire *Comprehensive Land Use Plan* should be referenced when making any decisions about land use, not just one fragment of the plan.

B. Existing Land Use Conditions

Development in Wylie originated in a logical pattern with early residential areas developing around the downtown area.

1. Existing Planned Development and Agricultural Zoning

Based on the 1999 Comprehensive Land Use Plan, a majority of the City fit into two zoning categories combined. Agricultural and Planned Development made up approximately 62% of the zoning in the corporate limits; with agricultural nearly 55% and Planned Development the remaining 7%. Today, nearly 20% of total land is allocated to Planned Developments, while less than 10% is allocated to Agricultural zoning.

2. Existing Commercial Zoning

Existing commercial districts in Wylie are grouped into categories of Commercial (retail and office), Industrial (manufacturing and assembly), and Institutional/Public & Semi-Public (churches, schools, and government facilities). Special Purpose and Overlay Districts also exist throughout the city. These special purpose districts include a mixture of residential and nonresidential uses often times housed in the same structure.

Wylie includes several large areas of land zoned Heavy Industrial. North Texas Municipal Water District and the KCS Railroad Switching Yards occupy a majority of these areas, and are primarily located along SH 78 and Brown Street.

3. Existing Residential Zoning

Residential developments are divided into three categories based on the approximate lot size for the majority of each subdivision as follows:

- Low-Density: Min. 1 Acre Single Family-Detached Dwellings
- Medium-Density: Min. 10,000 S.F. Single Family-Detached Dwellings
- High Density: Min. 3,000 S.F. Single Family-Attached Dwellings
Min. 1 Acre for Multi-Family District
Min. 2 Acres for Manufactured Home Subdivision

A. Land Use Categories

The Future Land Use Plan differs from that of the Official Zoning Map in that the Land Use Plan is not parcel specific, but very broad areas of land categorized into *SECTORS*.

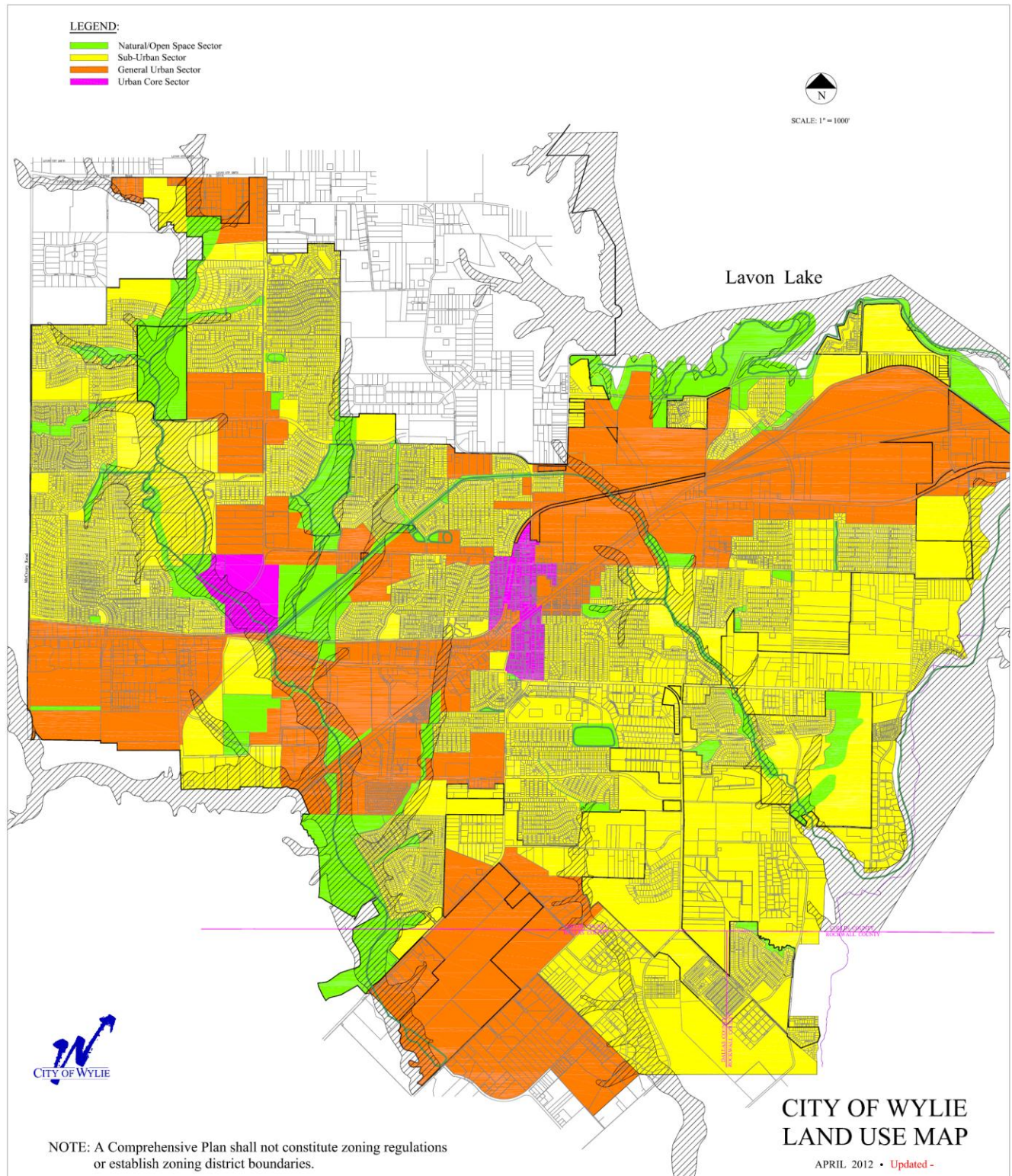
- **Natural/Open Space Sector:** These areas are the least intensive and should be protected and preserved in their natural condition as much as possible. These areas include natural areas, creek corridors, prairies, floodplains, and public/private spaces.

Care should be given when projects are presented that are adjacent to open space and natural areas.

- **Sub-Urban Sector:** These areas primarily include residential development of low to medium densities and shall also allow commercial development of very low intensity with the immediate neighborhood as the targeted customer. The Plan shall guide in the development of attractive, inclusive and cohesive residential neighborhoods that offer a mix of opportunities.
- **General Urban Sector:** Provides for a wide range of opportunities to “live, work and play”. The Urban area primarily supports the retail, service, office, light production and research and development uses. Some high density residential development may occur within the Urban Zone, provided that it is in a mixed-use type setting.
- **Urban Core Sector:** This sector provides for more detailed and innovative projects than the Urban Sector as it preserves and replicates the historic character of Wylie, as well as builds upon a mixed-use type of development that creates a unique pedestrian-friendly atmosphere.

B. Land Use Map

Figure 3.1



E. Land Use Plan Intensity Scale

The Comprehensive Land Use Plan provides general guidelines for the appropriate location and concentration of development for the major types of land uses, and thereby, provides a basis for planning public services and infrastructure within Wylie and its ETJ. The Plan offers generalized criteria for the testing of zoning regulations and requests for changes in current use, as well as for evaluating newly arising issues and uses. Both the quality and quantity of public as well as private development can be directed by the Intensity Scale, in order to determine how best to utilize Wylie's only nonexpendable resource – our land.

The following figures provide criteria for allocating residential, commercial, industrial and public land uses within the Comprehensive Land Use Plan. Application of these criteria will assure the suitability of future land development patterns to achieve the common goals of both the public and private sectors.

Figure 3.2

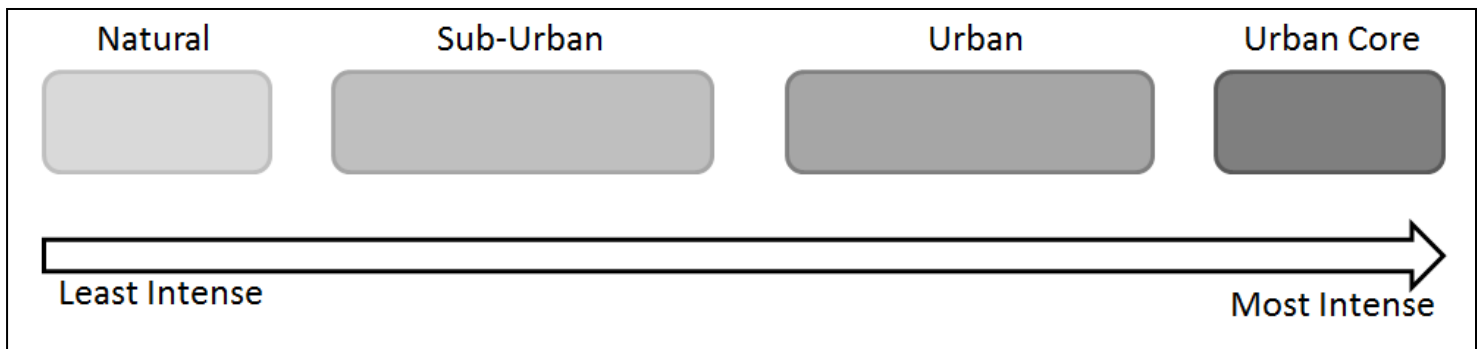
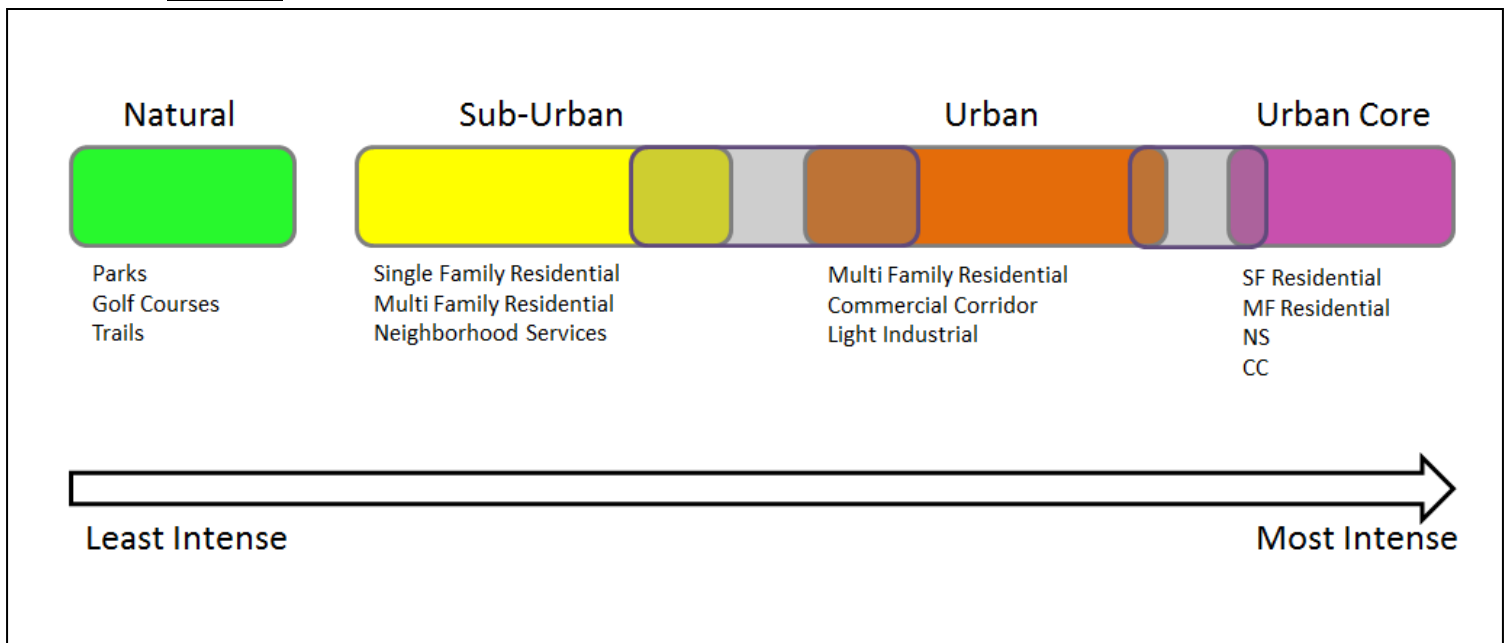


Figure 3.3



F. Implementation

Although no changes to the existing Zoning Ordinance would be required to implement the land use sectors, amendments should be considered to address special overlay districts.

OBJECTIVE 3.00: Protect land that will integrate with the agricultural flavor and rural character of Wylie. These areas should contain single-family dwellings on a minimum of 1 acre lots.

OBJECTIVE 3.10: Initiate proper zoning that would set aside land to encourage professional facilities and to expand upon and support the business environment.

OBJECTIVE 3.20: Explore and pursue the expansion of the ETJ in order to protect boundaries and ensure quality development in and around Wylie.

OBJECTIVE 3.30: Evaluate opportunities to provide services to persons interested in developing property within our ETJ.

CHAPTER 4 TRANSPORTATION

A. Purpose

The Transportation section of the Comprehensive Land Use Plan is a guide to supplement the Thoroughfare Design Standards and to implement the provisions of the Subdivision Ordinance in an orderly, safe, healthy and uniform manner and to put in place safeguards that will promote consistency with long range development plans within corporate city limits and in the City's ETJ.

Roadway segments in Wylie are classified as principal 6-lane divided, principal 4-lane divided, or 4-lane undivided. In general, SH 78 is the angular roadway that divides the city into two halves. Most if not all, other roadways run north-south or east-west and are spaced approximately one mile apart. Existing principal divided roadways such as SH 78, FM 544, FM 3412 (Brown Street) and FM 1378 (Country Club Road), connect Wylie to other regions of Collin and Dallas Counties.

B. Capital Improvement Projects

Commonly, roadway infrastructure develops as the land develops. Wylie has seen tremendous land development since the last update of the Comprehensive Land Use Plan in 1999. With new subdivisions continuing to be added within our corporate limits, major Capital Improvement Projects have been undertaken which total approximately \$85 million in construction cost.

The Texas Department of Transportation (TxDOT) funded \$12.8 million for the expansion of SH 78 from President George Bush Turnpike (PGBT) to Spring Creek Parkway. TxDOT is also scheduled to improve SH 78 from Spring Creek Parkway to State Highway 205 at a projected cost of \$16.4 million. These improvements will greatly improve travel time from our southern boundary to our far eastern boundary at State Highway 205. It is important to consider future land uses and how they will impact and enhance our major corridors and gateways to the city.

With the opening of PGBT (190) through to I-30, it is important that we continue to strengthen our infrastructure to efficiently bring traffic from the south into the city, particularly along Ballard Avenue. This portion of roadway is funded through 2007 County bonds of \$5.4 million with a projected construction cost of \$4.1 million. The expansion of Stone Road (FM 544) will also provide another route from the south.

Parker Road (FM 2514), while mostly located outside of Wylie, is a major east/west route to US 75 in Plano. Expansion of this roadway by TxDOT is scheduled to begin in 2014. The project also includes the realignment of the Parker Road/Country Club Road intersection which will eliminate an inefficient intersection layout.

C. Corridor Plans

The two major corridors through Wylie, SH 78 and FM 544, are reflecting the pressure for quick commercial development and redevelopment. The quality of development, urban design image, compatibility, and sustainability with adjacent neighborhoods along these corridors will be the most significant image of the City for both residents and travelers through Wylie. Integration of every aspect of the Comprehensive Plan is vital when considering land use along these major corridors and how it impacts traffic circulation.

In 2001 Wylie was successful in working with Kansas City Southern (KCS) Railroad to have the railroad track running parallel to SH 78 removed which resulted in the closure of twelve crossings. This major accomplishment aided in stimulating high quality redevelopment along Wylie's major corridor.

There has been over 123,000 linear feet (LF) of roadway completed since 1999, with a total of 92,050 proposed over the next ten years.

D. Transit-Oriented Development

Transit-Oriented Development is defined as a mix of land use activities consisting of residential, office, retail and entertainment creating a walkable neighborhood located near a transit facility station.

A Transit-Oriented Development (TOD) District should be studied as a possible overlay component along the existing Dallas Area Rapid Transit (DART) line. Although DART is not presently operating in the City of Wylie, areas surrounding the existing rail line should be studied and set aside to compliment a possible transit system. The overlay zone would allow mixed-use development, including but not limited to retail and residential uses within the same structure.

E. Implementation

The City of Wylie has adopted the 2004 version of the North Central Council of Governments (NCTCOG) Standard Specifications for Public Works Construction together with the Special Provisions to the Standard Specifications. These documents combined with the outlay of the Comprehensive Plan would afford the opportunity to position the City to retain economic viability and implement the following recommendations:

OBJECTIVES 4.00: Provide the highest-quality, safest, and most-efficient system of moving people and goods within and through Wylie.

OBJECTIVES 4.10: Provide a system that directly responds to and reinforces the land use plan.

OBJECTIVES 4.20: Update the Thoroughfare Plan to place emphasis on access to land surrounding the lakes to encourage lake-oriented development.

OBJECTIVES 4.30: Lake Shore Drive – shift the “loop” of the existing Thoroughfare Plan eastward to open access for lake-oriented development.

OBJECTIVES 4.40: Ballard Avenue – Consider City ownership to enhance redevelopment and reinforce the Downtown Historic District.

OBJECTIVES 4.50: Provide a regional system for moving pedestrians and bicycles, which connects to existing and planned systems.

OBJECTIVES 4.60: Provide a vision for major corridors which increases quality, development standards, sense of place, and circulation access.

OBJECTIVES 4.70: Provide a system of circulation management that will control the number of curb cuts and access into a property on the major highways.

OBJECTIVES 4.80: Encourage redevelopment and aesthetic quality of the corridors to more closely reflect the quality of life offered by Wylie.

OBJECTIVE 4.90: Study the feasibility and impact of a DART rail station.

CHAPTER 5 PARKS AND RECREATION

This chapter presents a summary of the general themes and key recommendations of the 2010 Parks, Recreation and Open Space Master Plan. The plan recommends a series of actions to improve and expand Wylie's park system, recreational opportunities, and quality of life. Those recommendations stem from a vision outlined in the Parks Master Plan (*fingers of green, embrace the lakes, and diversity, choice & image*) and address acquisition of park land, general improvements to existing parks, the development and provision of recreation facilities, operations and maintenance, and City policy. The recommendations should be implemented or initiated over the same general life of this Comprehensive Land Use Plan, which covers the next five to 10 years.

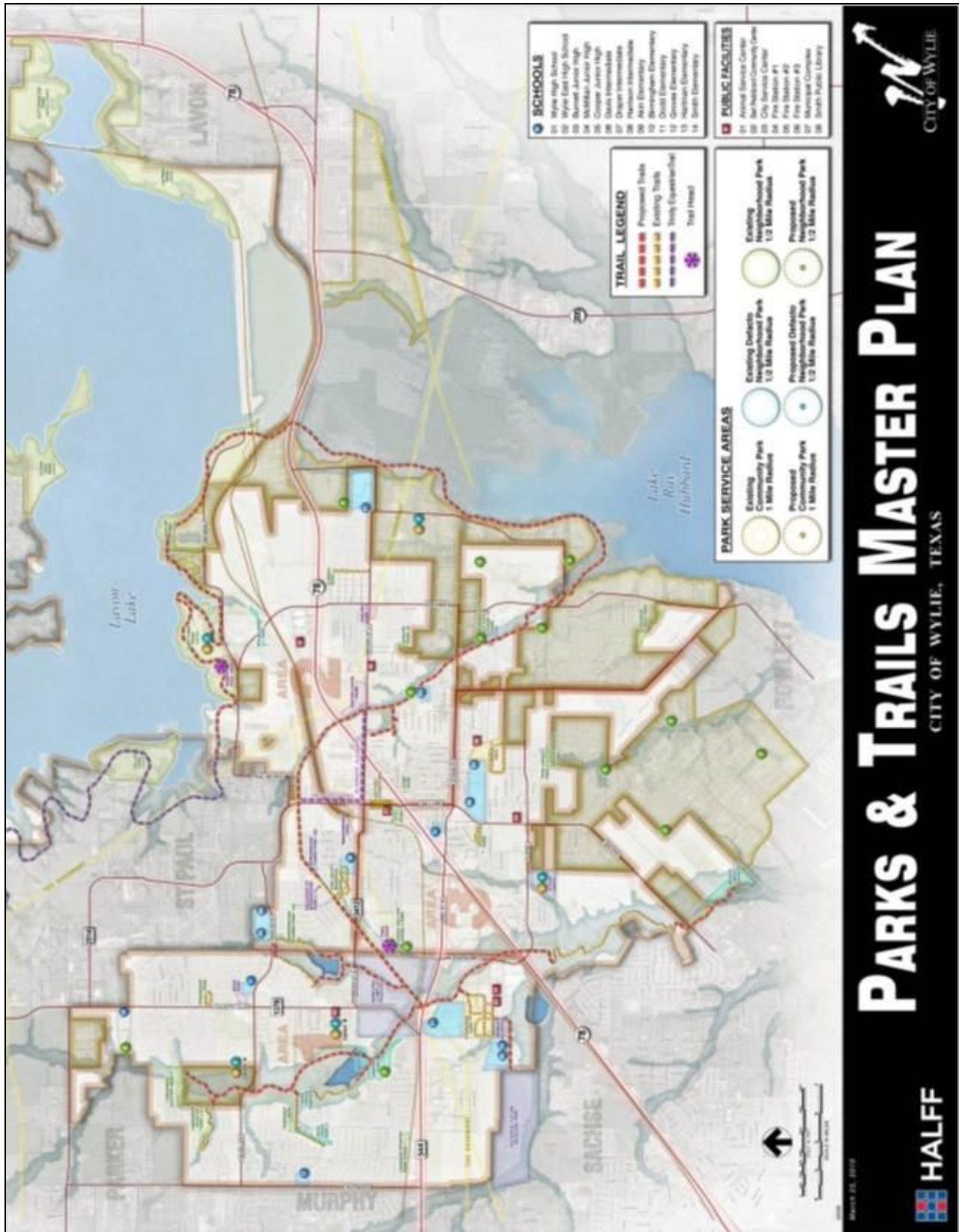
Many of the goals of the recommendations within the Parks Master Plan are similar to those goals of the entire Comprehensive Land Use Plan.

A. Primary Vision Components

Because Wylie has little undeveloped land available, it is crucial to put in place policies that will allow the acquisition of land and build upon Wylie's overall park system. The following components serve as the overall vision and driving force behind the entire Parks & Trails Master Plan (Fig. 5.1), by which recommendations and priorities are developed.

- ***Fingers of Green*** – Take advantage of the unique open space opportunities in Wylie, specifically the floodplain corridors along Muddy Creek, Rush Creek, and other creeks within the city. Protect these areas and provide access to them through trails and linear parks. Become a bicycle- and pedestrian-friendly community and provide a first-class regional system of trails that connects schools, neighborhoods, parks, jobs, shopping, and civic areas as well as providing access to neighboring cities and Lake Ray Hubbard and Lavon Lake.
- ***Embrace the Lakes*** – Become the “City Between Two Lakes”. Wylie is the only city in the Dallas-Fort Worth Metroplex that is directly situated between two major lakes. Embrace the lakes because of their recreation and open space values as well as their ability to further enhance the image of Wylie as a unique destination.
- ***Diversity, Choice & Image*** – Create a community that provides *Diversity, Choice*, and a refined *Image* for its residents while also protecting the small-town character of Wylie. Varied opportunities should be afforded for citizens of all ages to live, work and play in Wylie. Self-sustainability and age-in-place achieves continuity from generation to generation.

Figure 5.1 Parks & Trails Master Plan



B. Summary of Existing Parks and City-Owned Park Land

In total, the City of Wylie maintains over 663 acres of park land which constitutes sixteen (16) neighborhood parks, two (2) community parks, two (2) special purpose parks, five (5) open space & nature area preserves, and the Dallas County-owned Muddy Creek Preserve. (Fig. 5.2)

In addition to land owned and maintained by the City, other park lands exist in Wylie, most notably the U.S. Army Corps of Engineers (USACE) parks on the shores of Lavon Lake. Considering the sum of City, County, and USACE owned parks within the contiguous city limits, there are over 1,000 acres of park land in Wylie.

Hike & Bike / Equestrian Trails

There are seven miles of hike and bike trails and five miles of equestrian trails in Wylie. Many of these trails pass through neighborhood parks or open space and nature area preserves.

Recreation Facilities

The Wylie Municipal Complex houses a 40,000 square foot recreation facility which opened in 2011. The Center provides various activities from Childcare to Zumba. In its first quarter of operations, over 3,000 memberships were sold. The Center should continue to expand and provide a variety of activities for the City's growing population.

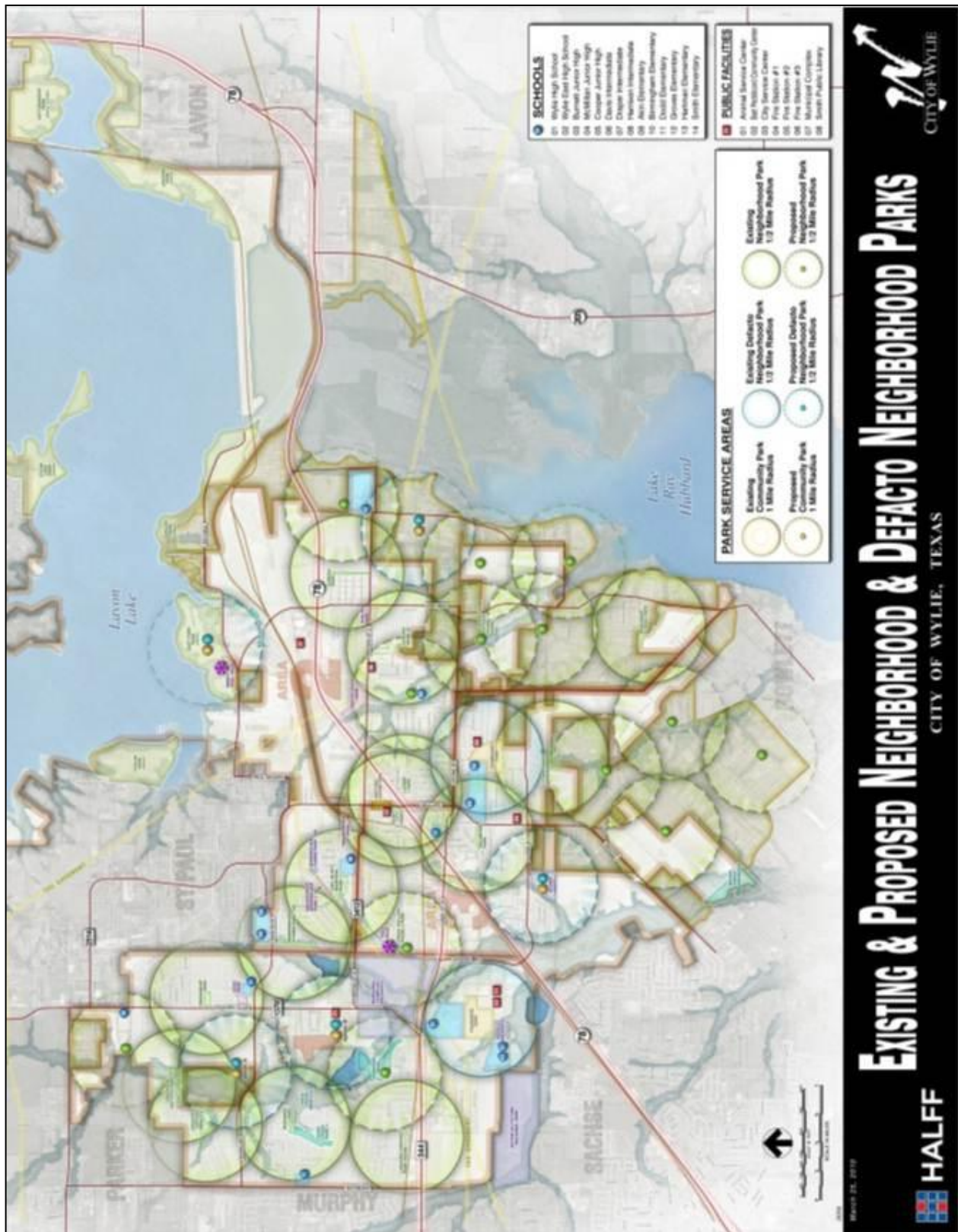
The Bart Peddicord Community Center is located in historic Downtown Wylie in a former Post Office building. The center is approximately 4,000 square feet in size and is located on a 1/3 acre lot. The center is currently used for City recreation programs, senior center uses, and is available for rentals.

A future Senior Center is proposed for 800 Thomas Street which was formally the Rita and Truett Smith Public Library which was vacated in March 2011. The new Library is now located at 300 Country Club Road, Bldg. 300 and consist of a 41,000 square foot facility.

Undeveloped Parks

In addition to all of the land mentioned so far, Wylie has over 323 additional acres of undesignated land uses. This includes the 253 acre Municipal Complex Property (of which 19.67 acres are occupied by the new City Hall, Recreation Center, and Library; a master plan for the remainder of this property is being developed as part of the Parks Plan project).

Figure 5.2 Existing & Proposed Parks



C. Summary of Park Land Needs

An ideal **Park Service Area** is for all residential areas to be within ½ mile of at least one neighborhood park and 1 mile of at least one community park.

As illustrated in the Parks Master Plan, there is a need in Wylie for 387 additional acres of park land (acquired by the City or dedicated during development) to meet the needs of the assumed year 2035 build-out population (57,056) and to meet the target Level of Service established in the Master Plan of 20 acres of park land per 1,000 population. Additionally, there is a need for 10 to 12 new neighborhood parks and four (4) new community park sites. As such, the small deficit at build-out for neighborhood parks (eighteen acres) should not be interpreted as there being no future need for additional neighborhood parks.

D. Implementation

These recommendations stem from the vision outlined above (*fingers of green, embrace the lakes, and diversity, choice & image*) of the Parks Master Plan, and should be implemented over the next five to 10 years.

OBJECTIVE 5.00: Improve bicycle, pedestrian, and vehicular access to and from these parks.

OBJECTIVE 5.10: Expand upon the amenities in each park and improve the overall quality of the parks.

OBJECTIVE 5.20: Increase amenities and the opportunity for hike/bike and equestrian trails

OBJECTIVE 5.30: Enhance the visibility of the parks as a key part of Wylie's character, image, and urban form.

OBJECTIVE 5.40: Provide Physical and Visual Connection to the Lakes. These lakes are a valuable resource for Wylie and should be protected and celebrated as a major and unique component of the character and marketability of the City.

OBJECTIVE 5.50: Utilize Wylie's vast floodplain system to provide effective parks and open space with pedestrian linkages.

OBJECTIVE 5.60: Become part of a larger open space network (i.e., adjacent County trails, etc.)

A. Purpose

Wylie's population is 41,427, based on the 2010 Census. The amount of available land for new development is decreasing. Figure 3.1 in Chapter 3 indicates that there is less than 5% of vacant land available for new development. It is imperative that redevelopment processes are put in place. The Downtown Historic (DTH) and South Ballard Overlay (SBO) Districts will require special zoning that is unique and viable to the area; while others are sited as Redevelopment Areas that may require innovation to promote reinvestment, revitalization and reuse.

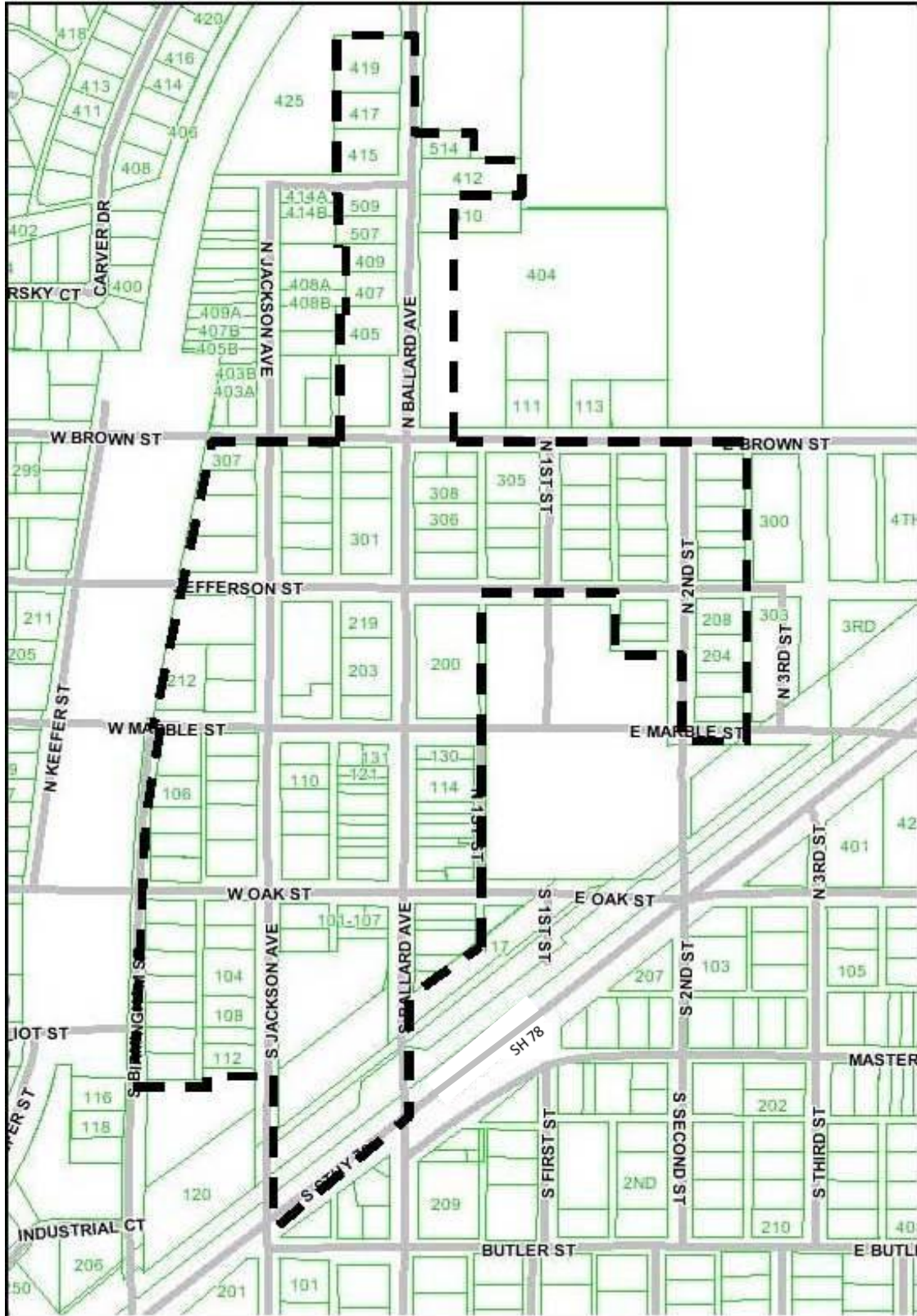
B. Special Overlay Districts

- 1. Downtown Historic District** – The focus of this district is to preserve the historic character of Wylie's 100 plus year old downtown while enhancing its marketability which can serve as a stimulus for economic development of the SH 78 Corridor. A detailed plan should be maintained to assure its continued viability, to protect existing viable residences and businesses, and to strengthen its critical role in the City. *See figure 6.1*

As redevelopment is taking place within the boundaries of the DTH, consideration should be given to expanding the boundaries west to incorporate properties west of the railroad tracks. Part of the consideration should also include what role a potential DART rail line could play in enhancing the DTH character.

Consideration of the viability of creating a Downtown Historic District Committee (DTHC) for the purpose of reviewing and recommending an action to the City Council of proposed new construction or substantial renovation, revisions to the ordinance, and planning efforts to fulfill the purpose of the Downtown Historic District Ordinance and to consider future amendments and long range goals of the District.

Figure 6.1 Downtown Historic District



2. **South Ballard Overlay District** – The long-range plan of the SBO allows for a mix of residential and non-residential uses and may be located within the same structure in order to promote a balanced and sustainable mixed-use environment. Regulations and guidelines are outlined in order to create a unique character specific to the boundaries of the SBO. These guidelines include but are not limited to design standards that regulate street and sidewalk standards, types of mail boxes, building placement and alternative parking materials. *See figure 6.2*

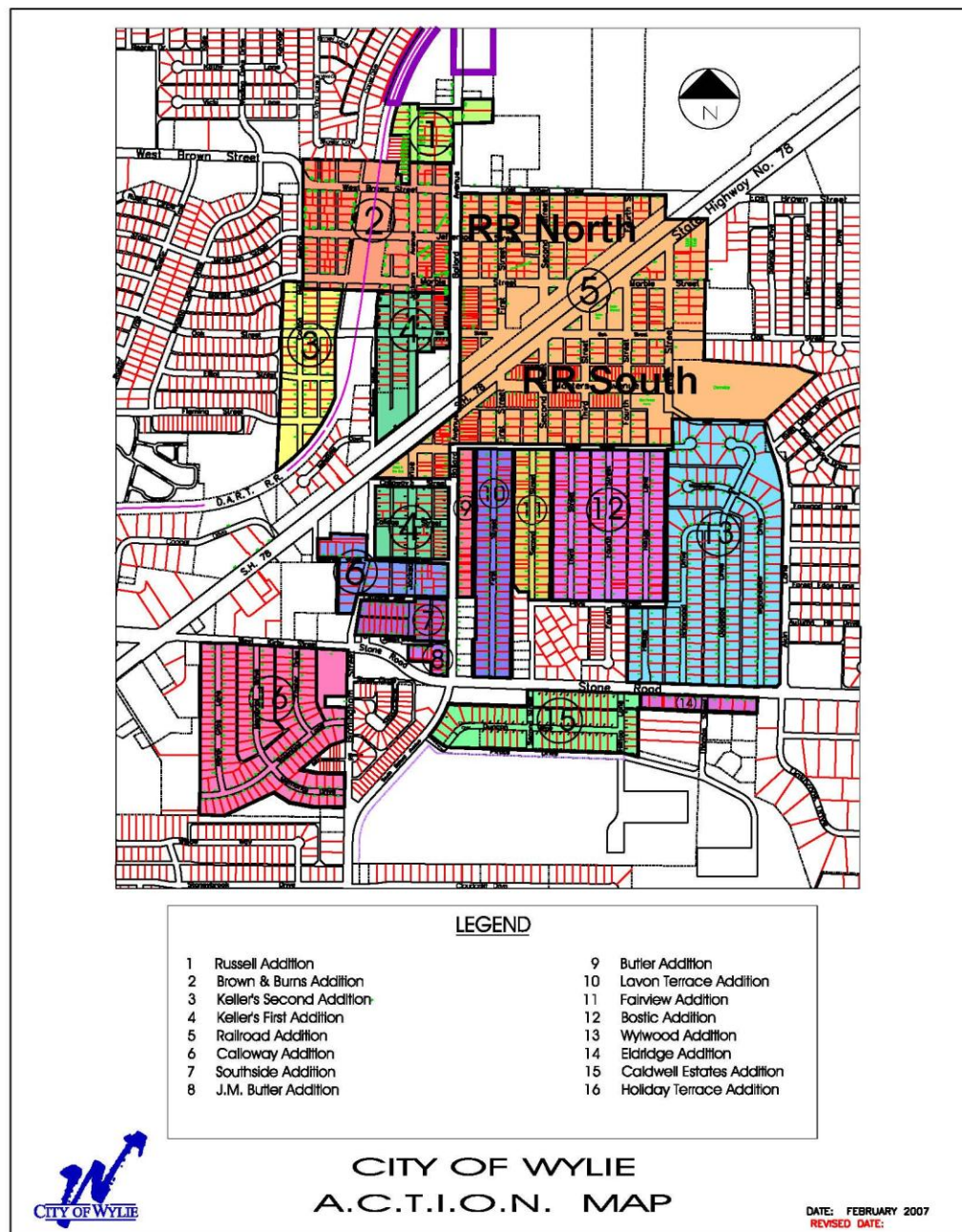
Expanding the SBO and providing incentives should be considered, when possible to assist with the assembly of land parcels to help facilitate a more cohesive development.

Figure 6.2 South Ballard Overlay District



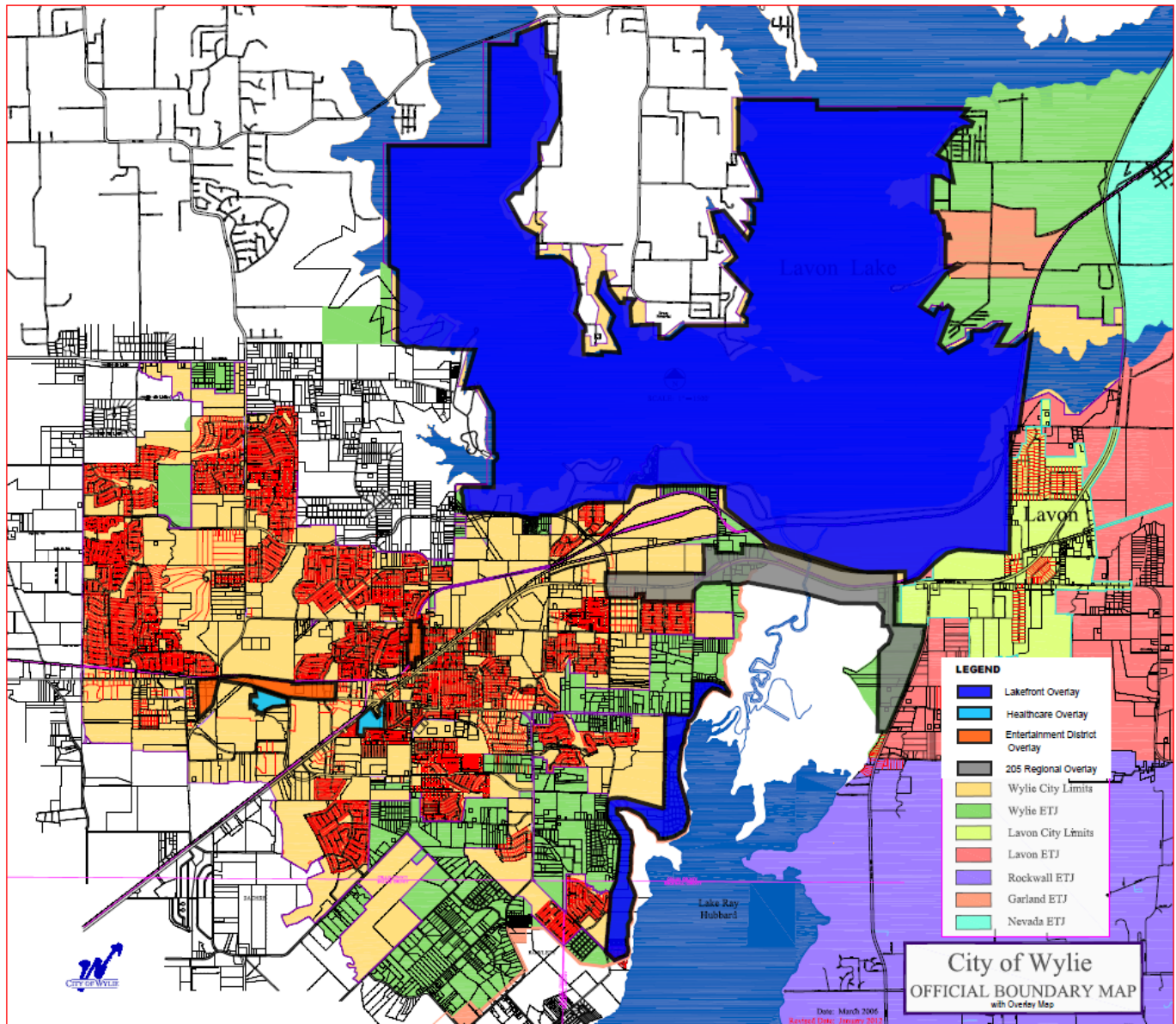
3. **Redevelopment Overlay** – These areas are those neighborhoods that are part of the Accountable Communities Through the Involvement Of Neighborhoods (A.C.T.I.O.N.) Plan and represents the views of all stakeholders that make up a community. The plan should identify the neighborhoods strengths and weaknesses and establish goals for improving the neighborhood. As time passes and as neighborhoods undergo improvement and become more viable, the A.C.T.I.O.N. Plan will continue to be updated and approved by the governing body. *See figure 6.3*

Figure 6.3 Neighborhood A.C.T.I.O.N. Plan



4. **Lake Development Overlay** – The concept of lakefront development brings attention and focused quality development to the water’s edge. Various types of water-related uses should be considered and planned in these areas specifically where lake views are maximized. Tourist activities, retreat areas, and convention facilities can also be accommodated in lakefront development. *See figure 6.4*
5. **Healthcare Overlay** shall utilize the existing assets to promote the establishment of a key medical facility in and around the current Bariatrics Care Center, more specifically those lots within the E.C. Davidson Survey Abstract 267, including but not limited to Tracts 6, 41, 44, and 45 and parcels along FM 544. Although major medical facilities are operating at Renner Road and SH 190, Wylie should press to become a hub for related medical services in support of such major facilities, including but not limited to magnetic resonance imaging (MRI), sports clinics, emergency care and testing laboratories. *See figure 6.4*
6. **Entertainment District Overlay:** The ED Overlay is intended to provide a sustainable mix of cultural uses and activities that promote an aesthetically attractive environment that boost revitalization for work and play and that is cohesive to the outdoor environment. *See figure 6.4*
7. **205 Regional Overlay:** Although the city does not have authority to zone property within the ETJ, we should begin regional thinking in regards to future land uses. The Future Land Use Plan shall designate the 205 Regional Overlay District from the centerline of FM 205 west to the eastern city limits boundary and shall include 500 feet north and south from the centerline of SH 78. The provisions of the 205 Regional Overlay District shall apply to all properties fully or partially within the defined area. This overlay district is the primary eastern entrance into the city and should focus on bringing varied commercial retail to the area to support the growing population eastwardly. *See figure 6.4*

Figure 6.4 Special Overlay Map



A. Implementation

OBJECTIVE 6.00: Create a DTH Review Committee consisting of seven members including; three representatives of the Downtown Merchants Association (DMA), and four citizens at large, one of which could be a member of the Wylie Historic Society to be appointed by the City Council. The Planning Director or his/her designee would serve as the City Liaison.

OBJECTIVE 6.10: Implementation of a complete streets program to enhance the walkability of these areas and to make it a safe place for cars, bicycles and people.

OBJECTIVE 6.20: Execute public right-of-way abandonments to promote alley improvements. Such improvements would be instrumental in creating connectivity and walkability.

OBJECTIVE 6.30: : In order to promote the lake fully as an entertainment overlay district, modification to existing Thoroughfare Plan is required.

OBJECTIVE 6.40 Establish design standards for development in lake front district.

OBJECTIVE 6.50: Encourage and facilitate quality development with a focus on recreational opportunities, entertainment, and quality of life.

OBJECTIVE 6.60: Increase active communication with Corps of Engineers.

CHAPTER 7 ECONOMIC DEVELOPMENT

A. Purpose

This facet of the Comprehensive Land Use Plan focuses on policies and procedures that strive to implement an aggressive economic development process to help existing businesses relocate and expand. In addition, the plan is designed to aid in attracting and expanding Wylie's industrial parks.

It is expected that significant impact will occur with the widening of SH 78, FM 544, Brown Street and Country Club Road. These thoroughfares will bring traffic to and from all points into the city of Wylie to provide economic opportunities and establish varied retail, commercial and industrial uses.

A primary goal of the Economic Development section is to promote and maintain a close working relationship between the City, Wylie Economic Development Corporation (WEDC) and the Wylie Independent School District (WISD). In addition, the plan sets out to create a sustainable business community.

B. Demographics

What began as a small Texas town established in 1886, the City of Wylie has become one of the fastest growing communities in North Texas. With expanding transportation, infrastructure, school system, and aggressive financial assistant packages, Wylie is proving to be a very attractive option for new and expanding businesses.

With its roots firmly entrenched as a local rail destination, Wylie has grown over the years to continue to adapt to changing times and technologies. Significant growth for the city began in the 1970's. The 2000 Census marked Wylie's population as 15,132. Since that time, Wylie has seen significant growth in residential development. Residential permits issued between 2001 through 2010 averaged 921.5 per year. Although Wylie is seeing a slowdown in large residential subdivisions, it has still fared well in comparison to its neighboring cities.

In 2005, Wylie was distinguished by the Dallas Business Journal as one of the Top 50 "Best Places to Work" in the Dallas-Fort Worth Metroplex. Again, in 2011, the City of Wylie was voted as one of the top 20 "Best Places to Work" in the Dallas-Fort Worth Metroplex. Wylie has also been recognized for maintaining the lowest crime rate in Collin County for cities with a population greater than 10,000.

In 2007, Matt Woolsey of Forbes.com, wrote in his article, "America's Fastest-Growing Suburbs", that based upon a percentage of growth from 2000 to 2006, Wylie was rated 8th in the nation with 109.3% growth. Projected growth through year 2035 estimates a population of over 57,000 or an increase of 37% from the current 2010 Census count.

Located within the North Texas Telecom Corridor, Wylie has excellent access to an array of up-to-date technology and technology infrastructure. Wylie is also one of the few cities in the nation to offer fiber optic transmission lines direct to the home to provide enough bandwidth to cover the future needs for many years to come. Currently these fiber optic lines installed by Verizon provide high speed data transmission (up to 30mbps), on-demand television service, and telephone service.

C. Business Center

With the removal of the railroad tracks along SH 78 and the widening of SH 78, Wylie has the opportunity to undertake an urban design plan that promotes an enhanced streetscape from FM 544 to SH 205. Again, this type of enhancement will aid in promoting economic development along Wylie's major corridors.

Wylie's largest private employer base to date is Sanden International, headquartered in Wylie with approximately 275 employees, and 450 employees between all U.S. facilities.

A major part of enhancing the viability of Wylie's economic base is to promote Wylie as a major economic center and create a unique community identity which highlights the best of Wylie. Attracting quality retail development will enhance shopping opportunities in Wylie and meet the goods, services, and entertainment needs of the market area.

D. Education

Public education in Texas is provided by Independent School Districts (ISD) and is not governed by the City, but is self-governing. ISD's are their own taxing jurisdiction and sets their boundaries that overlap city limits and in some instances county lines. Although the city limits fall within Collin, Dallas and Rockwall Counties, the Wylie Independent School District (WISD) boundaries are all within Collin County.

WISD serves Wylie residents as well as students residing in Lavon, Lucas, Murphy, Sachse and St. Paul, employing nearly 1,900 teachers, staff and administrators serving 13,000 students. Within 10 to 13 years the projected student population will range between 20,000 and 21,000, which means housing stock will increase and land for educational facilities must be considered now.

With an ever changing global economy, the City must continue to reach beyond its physical boundaries and establish new opportunities to meet the need of a changing generation. It is imperative for the City, WEDC, WISD and other stakeholders to expand upon programs such as "Wylie Works" that includes the Small Business Reference Center and other online resources that provides advanced training to meet the necessary skills and knowledge to prepare our citizens for the future.

Currently there are no higher educational facilities within the corporate limits of Wylie. However, Collin College, and the Dallas Community College District are nearby and serve our current population.

1. Collin College is the only public college within Collin County and offers more than 100 degrees and certificates in a broad range of disciplines, including continuing education credits.
2. Dallas County Community Colleges are individually accredited by the Southern Association of Colleges and Schools Commission on Colleges to award the associate degree. In addition to regional accreditation, numerous instructional programs have earned accreditation from national and state agencies, industry councils and/or professional associations.
3. In September 1969, The Southwest Center for Advanced Studies became The University of Texas at Dallas (UTD) and is a member of the University of Texas System. UTD offers 130 academic programs across its seven schools, and is accredited by the Commission on Colleges of the Southern Association of Colleges and Schools to award baccalaureate through doctoral degrees.

A shared vision as well as the sharing of information between the city and education providers is essential in order to accomplish the goals of the Economic section and make Wylie a comprehensive sustainable community including both public and higher education opportunities.

E. Implementation

OBJECTIVE 7.00: Adopt an aggressive economic development process to help existing industrial park tenants to relocate from Wylie's major linear corridors: FM 544 and SH 78.

OBJECTIVE 7.10: Promote "innovation zones" whereby research and industrial uses may intersect and benefit from close proximity of each other within a campus type environment. These areas include such users as innovation-based companies, high technology, biomedical, renewable energy research and similar.

OBJECTIVE 7.20: Promote multi-tenant development with flexible office space and common amenities.

OBJECTIVE 7.30: Work closely with Wylie Economic Development Corporation to promote Wylie and encourage quality retail development.

OBJECTIVE 7.40: Continue to perform and promote facilities planning for various educational sites throughout the city.

CHAPTER 8 HAZARD MITIGATION

A. Purpose

The Federal Emergency Management Agency (FEMA) requires that all municipalities and counties have a pre-disaster mitigation plan in place. This component of the Comprehensive Plan correlates with the City's Emergency Management Plan and focuses on policies and procedures that strive to address hazard avoidance and mitigation in Wylie, and to reduce the vulnerability to damage, injury and loss of life and property. Although it is impossible to cover every facet or situation of a hazard, this chapter should be used as a guide in hazardous awareness.

Mitigation is defined as sustained actions taken to reduce or eliminate long-term risk to people and property from hazards and their effects. The purpose of mitigation is twofold: to protect people and structures, and to minimize the costs of disaster response and recovery.

Integrating mitigation concepts into the Comprehensive Master Plan results in a permanent implementable plan in the community's development process; including all aspects of pre-disaster preparedness and post-disaster response.

B. Planning for Mitigation

First, the choice of any mitigation approach should be based on a thorough investigation of each site in order to evaluate all pertinent characteristics of a specific hazard. Hazards do not recognize political boundaries – areas covered by the plan must appropriately relate to hazards – multi-jurisdictional and regional planning can be a most effective approach to reduce area-wide vulnerability problems. While Collin County Local Mitigation Strategy has identified Flooding, Dam Failure, and Wildland Fires as Natural Hazards that have potential to cause damage countywide, the City of Wylie has taken it a step further to address the situation at the local level.

The current zoning ordinance, building codes and subdivision regulations are means whereby we can place safeguards to protect the built environment. Such measurements include but are not limited to prohibiting one way in and one way out of neighborhoods in order to provide clear access in the event of an incident or disaster, limiting the number of contiguous residential structures that can be built without a break. In addition, these same tools impose construction standards on what are allowed and acceptable materials in hazard areas. Creating buffers for certain hazard prone areas can play a vital role in planning for hazards. For instance, zoning codes require landscape buffers; masonry/screening walls as well as other mechanisms not merely for visual purposes, but these same buffers can be instrumental in protecting adjacent properties from damage. Buffer placement and width should be determined by physical characteristic of the subject property and should be widest where the potential for damage is greatest. Special attention should

be given to Wildland/Urban Interface type facilities when such facilities are located adjacent to homes and other structures.

Mitigation planning involves not only public safety, but the city as a whole. The local government should continue enacting and enforcing building codes, zoning ordinances and other measures to protect life and property. Variance request that add to the vulnerability and risk of the community should be heavily scrutinized, especially when reduction of setbacks are part of that request.

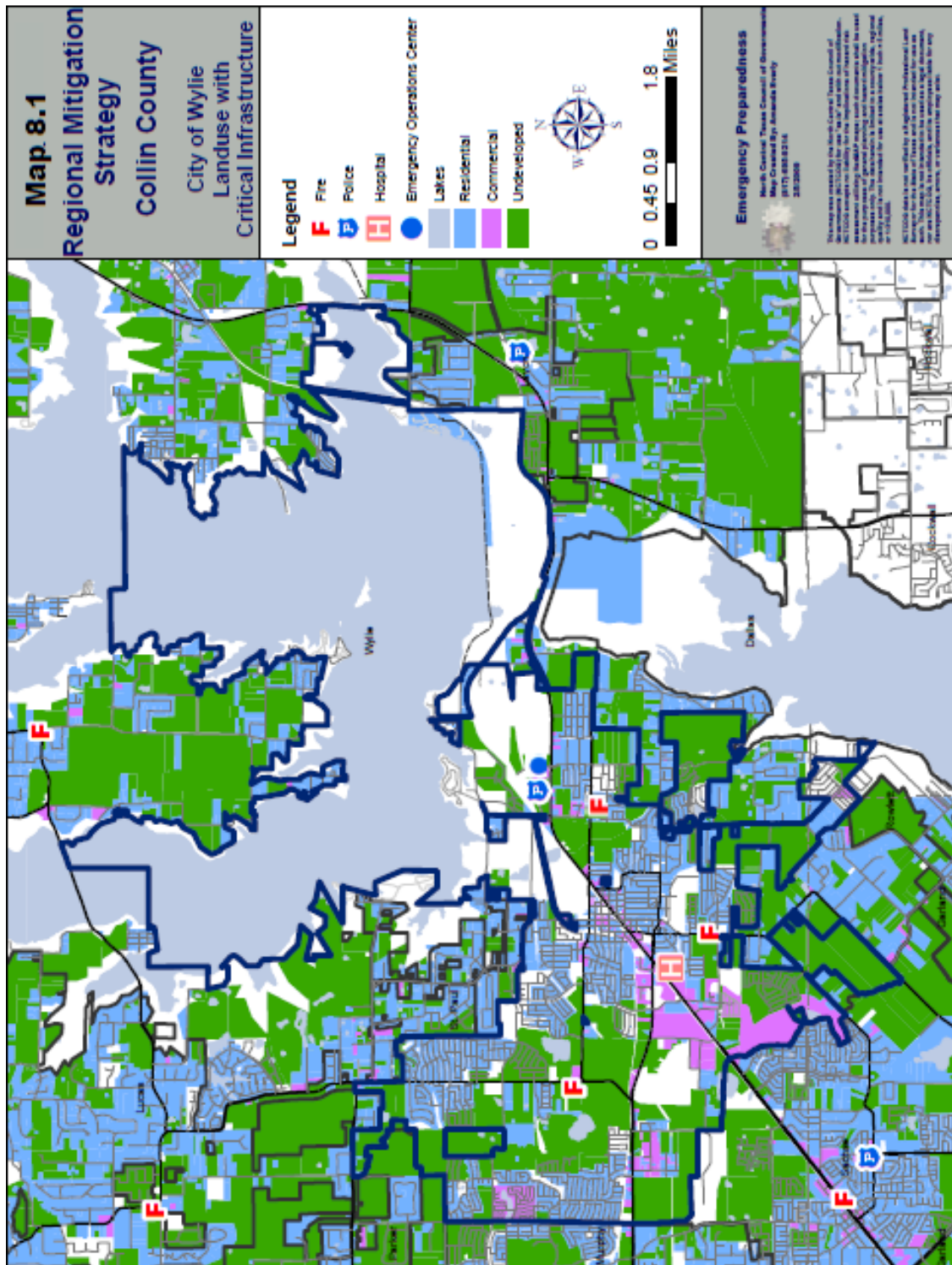
Designating high hazard risk areas for recreational or other low-density uses and preventing the construction of residences, businesses and public buildings in areas designated as Natural/Open Space Sectors according to the Land Use Categories of Chapter 3 will aid in the preservation of open space as well as create a protective barrier for other areas of the city.

C. Principles of Mitigation

Principles for hazard mitigation and protection of human life against the effects of natural disaster include many aspects.

1. Evacuation: This directly relates to other established and adopted plans throughout the city. As part of the Comprehensive Zoning Ordinance, all new subdivisions are required to have two points of access. Not only does this conform for everyday public safety measures, it also provides a safe route to allow for population evacuation in the event of an impending natural disaster.
2. Protection: The areas outlined in the Redevelopment Chapter of the overall Comprehensive Master Plan are crucial in terms of protecting high risk areas. These are older neighborhoods that may contain a higher number of older less stable structures. Steps should be taken through Building Code Enforcement to eliminate inappropriate and unsafe structures when opportunities arise. The Building Official should continue to monitor and update necessary codes to ensure that Manufactured Home Subdivisions as well as portable buildings; which are categorized as high risk areas; meet all required tie-down regulations governed by State and local building codes.
3. Education: Community involvement and awareness is key in mitigating danger. By involving the community and providing educational tools and tips gives the community at large a sense of potential problems and offers options of how they may address those problems.

D. Hazard Prone Areas – Vulnerability and Risk Exposure



E. Implementations

OBJECTIVE 8.00: Coordinate with Wylie’s Emergency Management Coordinator to ensure that proposed updates to all portions of the Comprehensive Master Plan do not compromise the ability to provide essential emergency response and recovery facilities as described in the City of Wylie Disaster Recovery Plan.

OBJECTIVE 8.10: Eliminate or minimize inappropriate and unsafe development in identified natural hazard areas when opportunities arise, including the identification and prioritization of properties deemed appropriate for acquisition, or structures and buildings deemed suitable for elevation, retrofitting, and relocation, in accordance with State Law and adopted Building Codes.

OBJECTIVE 8.20: When deemed necessary by the Emergency Management Coordinator, those regulations of the Zoning Ordinance are temporarily suspended for sixty (60) days in order to allow residential use of appropriate non-residential facilities, including those in non-residential districts; in accordance with Texas Government Code, Chapter 418 Emergency Management, Sec. 418.020 - Temporary Housing and Shelter, as amended.

OBJECTIVE 8.30: When deemed necessary by the Emergency Management Coordinator, allow seven (7) or more unrelated persons to domicile in Single-Family and Multi-Family facilities for City qualified victims of natural hazards or disasters for no more than six (6) months. Prior to the six month expiration date, a qualified victim of natural hazard may petition the City Council for an extension. Such petition must be submitted in writing to the Planning Department ten (10) days prior to the requested meeting date. City Council may grant the request for a specific period of time.

OBJECTIVE 8.40: Identify areas, structures, and people at risk from hazards and the likelihood and severity of such risk. This would include those structures in place prior to the adoption of this ordinance.

OBJECTIVE 8.50: Limit variances and property tax reductions that subsidize vulnerability and risk.

OBJECTIVE 8.60: **Create Hazard Area Maps:** Maps are very effective tools to clearly depict vulnerability and areas at risk in relation to people, facilities, and infrastructure.

OBJECTIVE 8.70: Continue to monitor and evaluate the effectiveness of existing mitigation measures and practices.

OBJECTIVE 8.80: Planning and implementing policies that control the potentially hazardous impacts of storm water run-off.

OBJECTIVE 8.90: Require NIMS training for all necessary employees.

F. Definitions

Critical Facility means a facility for which even the slightest chance of flooding might be too great. Critical facilities include, but are not limited to schools, nursing homes, hospitals, emergency medical receiving facilities, police, fire and emergency response installations which produce, use or store hazardous materials or hazard waste.

Development means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations or storage of equipment or materials located within the area of special flood hazard.

Disaster means the occurrence or imminent threat of widespread or severe damage, injury, or loss of life or property resulting from any natural or man-made cause, including fire, flood, earthquake, wind, storm, wave action, oil spill or other water contamination, volcanic activity, epidemic, air contamination, blight, drought, infestation, explosion, riot, hostile military or paramilitary action, domestic or international terrorism, extreme heat, other public calamity requiring emergency action, or energy emergency.

Hazardous or high risk use is any use which in the determination of the Building Official, Planning Director, or Fire Marshal (or their designee) presents a health or safety hazard due to excessive smoke, dust or odors, toxic fumes, noise, vibration, or danger of fire, explosion or radiation and involving materials meeting the “Degree of Hazard – 4” criteria of the Uniform Fire Code.

Nonconforming structure means a structure that does not conform to the design regulations of this ordinance and the zoning district in which it is located, but was lawfully erected under the regulations in force at the beginning of operation and has been in continued use since that time.

Organized volunteer group means an organization such as the American National Red Cross, the Salvation Army, the Civil Air Patrol, the Radio Amateur Civil Emergency Services, a volunteer fire department, a volunteer rescue squad, or other similar organization recognized by federal or state statute, regulation, or memorandum.

Public facility has the meaning assigned by Section 102, Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. Section 5122).

Temporary housing has the meaning assigned by the Robert T. Stafford Disaster Relief and Emergency Assistance Act, Pub. L. No. 93-288, as amended.

Urban-Wildland Interface may be defined in two ways:

- From an urban planning/design perspective: The region on the fringe of urban development where structures occur in a primarily undeveloped landscape.
- From a fire management perspective: Any area where potential dangerous combustible fuels are found adjacent to combustible homes and other structures.