

A large, stylized arrow pointing to the right, composed of a blue upper half and a green lower half, located on the left side of the slide.

So you are on the Planning and
Zoning Commission....

A large decorative triangle on the left side of the slide, split horizontally into a blue upper half and a green lower half.

Everything you need to know
about the role and responsibility of
the P&Z Commissioner (almost).

Municipal Planning Authority

- Overall Authority to protect the Health, Safety, and Welfare
- Zoning Authority (legislative) Chapter 211 LGC
- Subdivision Authority (ministerial) Chapter 212 LGC
- Land Use Authority (planning) Chapter 213 LGC

P&Z Commission is mandated for all home-rule cities by **Sec 211.007** of the State of Texas Local Government Code

Created in Wylie by Ordinance in 1956 and included in 1985 Charter

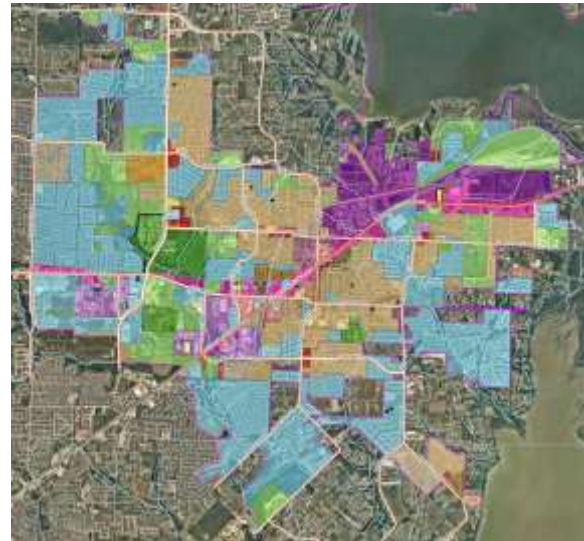
(only Non-Council group to have it's own section)

Generally responsible for:

- Zoning Changes
- Plats
- Site Plans
- Ordinance and Regulation Amendments
- Land Use Plan

Zoning Changes

- Generally governed by the Land Use Plan
- Covers allowed uses
- P&Z makes a recommendation to Council
- Legislative in nature



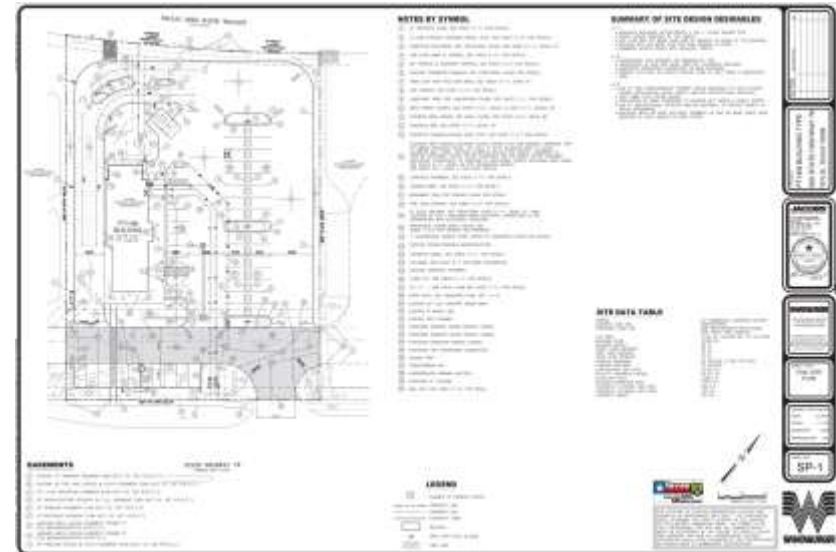
Plats

- Generally governed by the Subdivision Regulations
- Covers lot size, ROW access, easements
- P&Z makes a recommendation to Council
- Ministerial in nature



Site Plans

- Generally governed by the Zoning Ordinance
- Covers bulk and architectural requirements, access and parking, and landscaping
- P&Z has approval authority
- Generally ministerial

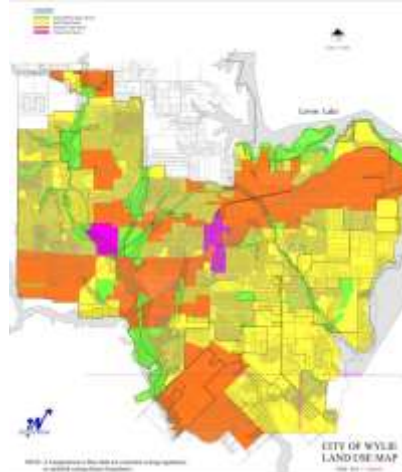


Ordinance and Regulation Amendments

- Generally initiated by City Council or Zoning Board of Adjustments
- Covers Zoning Ordinance and Subdivision Regulations
- P&Z makes recommendation to City Council
- Legislative in nature

Land Use Plan

- Generally governed by State Law (LGC 213)
- Covers land use, demographics, social goals, capital improvements, environment, etc.
- P&Z makes a recommendation to City Council
- Legislative



P&Z operates by an adopted Rules and Procedures.

- Written by P&Z
- Approved by City Council
- Updated March 2020

General meeting format

- Chairman calls meeting
- Invocation and Pledge
- Citizen comments on non-agenda items
- Executive session, as needed
- Consent Items (minutes and plats)
- Regular agenda items
- Public Hearings
- General business
- Adjournment

General item format

- Chairman introduction
- Staff report
- Applicant remarks and citizen comments
- Public hearing, if required
 - Citizen Comment
 - Applicant rebuttal
- Commission discussion
- Motion (approve, approve with conditions, disapprove, or continue)

Other considerations

- Packet delivery
- Attendance
- Quorums / Open meetings
- Pre-meeting questions
- Open records
- Conflict of Interest
- P&Z Training
- Dress Code

Planning Staff

Planning Manager

- jasen.haskins@wylietexas.gov
- 972-516-6324

Senior Planner

- kevin.molina@wylietexas.gov
- 972-516-6323

Administrative Assistant

- mary.bradley@wylietexas.gov
- 972-516-6320