



**Welcome to the
Planning and Zoning Commission (P&Z)**



Overall Authority to protect the Health, Safety, and Welfare of the City and Citizens

Municipal Planning Authority



Zoning Authority
(legislative)
Chapter 211 LGC



Subdivision Authority
(ministerial)
Chapter 212 LGC



Land Use Authority
(planning)
Chapter 213 LGC



Mandates

- 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 its own section)



Operation by Adopted Rules and Procedures

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



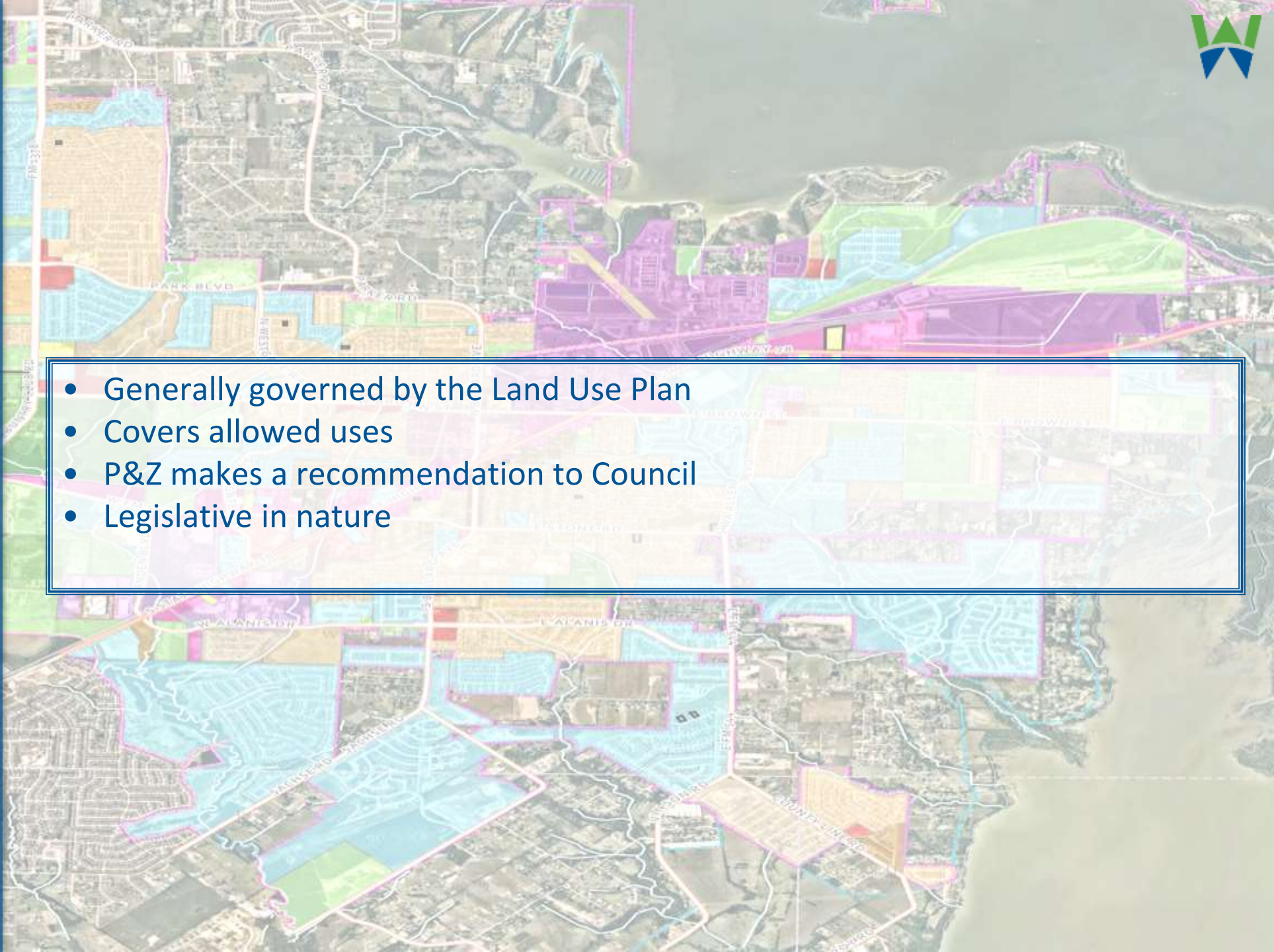
Roles and Responsibilities

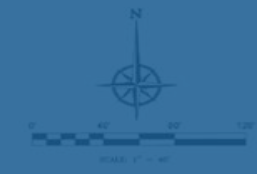
- Zoning Changes
- Plats
- Site Plans
- Ordinance and Regulation Amendments
- Land Use Plan



Zoning Changes

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





AREA NOTE
This area (shown) shows herein to be owned by the northwestern corner of the corner and intersection indicated on this survey. It does not include the intersection that may be present due to previous accuracy of the boundary measurements in place.

REFERENCE PLATING NOTE
The bearings shown herein are referenced to North 89° 00' 00" West, 100 feet East along the north line of Railroad Industrial Park and the north line of Block 7 of Parcel 107-101A Addition, recorded in the public records of Collin County, Texas, Page 207, Plat Records, Collin County, Texas, 03-23-2017.

PLATTING NOTE
This Surveyor has reviewed Final Inspection Data Map No. 400000040101 reference data base as shown indicated by the Final Inspection Management Administration for Collin County, Texas and hereby certifies that the information shown herein is correct and that the survey was made within 30 days of the issuance of the Final Inspection Data Map No. 400000040101, in accordance with the Texas Subdivision Plating Rules.

MONUMENT NOTE
All lot corner monuments are to this survey are 1/2 inch diameter steel rebar, 18 inch long, topped with a red plastic cap. The monument is to be placed in the center of the corner and shall be set in concrete.

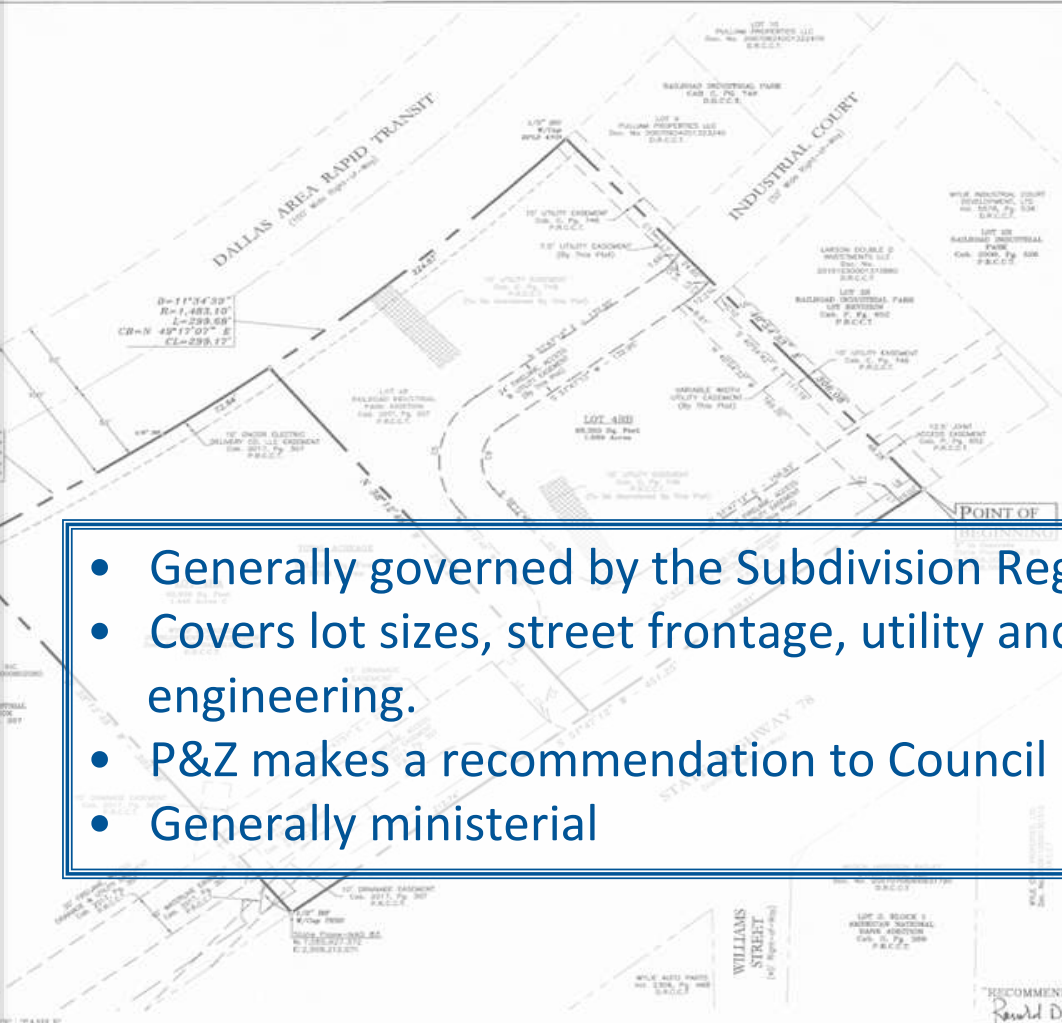
FINANCIAL STATEMENT
The purpose of this Final Plat is to subdivide Lot 4B into 2 lots and add new easements.

SUBDIVISION NOTE
Being a portion of this addition to be given and conveyed to a subdivision of City Subdivision, the owner and those of Texas stations used in this plat shall be held responsible for the building permits.

ASSURANCES
I, the Surveyor, do hereby certify that I have prepared this plat from an actual and accurate survey of the land and that the corner monuments shown therein are set and were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie.



OWNER
WYLIE ECONOMIC DEVELOPMENT CORPORATION
300 South Highway 78
Wylie, Texas 75098
Custodial: Lawrence Ringley
972-542-1065
972-442-7900



- Generally governed by the Subdivision Regulations
- Covers lot sizes, street frontage, utility and access easements, and preliminary engineering.
- P&Z makes a recommendation to Council
- Generally ministerial

CURVE TABLE

Stationing	Curve Data
0+00	11° 14' 29" / R=1,483.10' / L=299.68' / CB=11' 11" 00" / CL=299.17'

LINE TABLE

Stationing	Distance	Bearing	Remarks
0+00	299.17	S 11° 14' 29" W	Curve

SURVEYOR'S CERTIFICATE
I, Lawrence R. Ringley, do hereby certify that I have prepared this plat from an actual and accurate survey of the land and that the corner monuments shown therein are set and were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie.

DATED this 29th day of May, 2018.

Lawrence R. Ringley
Lawrence R. Ringley, P.L.S. (State of Texas, No. 470)

STATE OF TEXAS | COUNTY OF COLLIN |
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared LAWRENCE R. RINGLEY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and consideration therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this 29th day of May, 2018.

Jane Ellen Lindley
JANE ELLEN LINDLEY
Notary Public, State of Texas

OWNERS CERTIFICATE

STATE OF TEXAS | COUNTY OF COLLIN |
MIRANDA WYLIE ECONOMIC DEVELOPMENT CORPORATION, the Owner of a tract of land situated to the Samuel B. Shelby Survey, Abstract No. 820 of Collin County, Texas and being all of Lot 4B of Railroad Industrial Park Addition, an addition to the City of Wylie, according to Final Plat thereof, recorded in Collin County, Texas, Page 207, Plat Records, Collin County, Texas (P.R.C.C.T.) and being more particularly described by meter & bounds as follows:

BEING that an "X" found carved in concrete on the northwesterly right-of-way line of State Highway 78 (hereinafter with right-of-way at this point) be the northwesterly corner of the above described Lot 4B of Railroad Industrial Park Addition and being the most northerly corner of Lot 3B of Railroad Industrial Park 1st Revision, an addition to the City of Wylie, according to the plat thereof, recorded in Collin County, Texas, Page 207, Plat Records, Collin County, Texas (P.R.C.C.T.):

THENCE South 89° 00' 00" West, along the eastern line of said Lot 4B and State Highway 78, a distance of 412.00 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "TDC", found for the southeast corner of said Lot 4B and same being the southeast corner of Lot 3B of Railroad Industrial Park Addition, [reference Collin County, Texas, Page 207, P.R.C.C.T.];

THENCE North 89° 00' 00" East, 12 feet, 48 inches West, following from State Highway 78, along the common line of Lots 4B and 5B, a distance of 200.70 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "TDC", found for the northwest corner of said Lot 4B and the northern corner and Lot 4C, on the southerly right-of-way line of Dallas Area Rapid Transit (DART) railroad right-of-way (100' wide right-of-way - 50' DART, 50' P.R.C.C.T.) and said point being in a non-tangent curve to the left, having a radius of 1,500.00 feet, a central angle of 94 deg. 04 min. 36 sec. and a chord that bears North 89 deg. 12 min. 27 sec. East - 130.00 feet.

THENCE Along the common line of said Lot 4B and DART, right-of-way and with said curve to the left, an arc distance of 106.00 feet to a 1/2 inch iron rod found at the end of said curve and the beginning of a compressed curve to the left, having a radius of 1,483.10 feet, a central angle of 11 deg. 24 min. 38 sec. and a chord that bears North 89 deg. 17 min. 07 sec. East - 200.70 feet.

THENCE Along the common line of said Lot 4B and DART, right-of-way and with said curve to the left, an arc distance of 299.68 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701" and for the most northerly corner of said Lot 4B and same being the westerly corner of Lot 3 of Railroad Industrial Park, an addition to the City of Wylie, according to the plat thereof, recorded in Collin County, Texas, Page 207, P.R.C.C.T.;

THENCE South 89 deg. 00 min. East, departing from said DART right-of-way, along the common line of said Lot 4B and 5B and the above described 3B, a distance of 306.00 feet to the PG&T HP BEARING and containing 131,000 square feet or 3.014 acres of land.

DEDICATION

STATE OF TEXAS | COUNTY OF COLLIN |
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That WYLIE ECONOMIC DEVELOPMENT CORPORATION, acting herein by and through its duly authorized officers, does hereby adopt this plat dedicating the herein above described property as RAILROAD INDUSTRIAL PARK ADDITION, LOTS 4A AND 4B, an addition to the City of Wylie, Texas, being a replat of Lot 4B, OF RAILROAD INDUSTRIAL PARK ADDITION recorded in Collin County, Texas, Page 207, Plat Records of Collin County, Texas, and as described in the WYLIE ECONOMIC DEVELOPMENT CORPORATION, recorded in Document No. 201704010101000 of the Public Records of Collin County, Texas, does hereby dedicate, in fee simple, to the public use forever, the streets, public ways, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The streets and public use areas, as shown, are dedicated. For the public use forever, for the purposes followed on this plat. In addition, the streets and public ways shown on this plat shall be constructed or placed, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Wylie. In addition, utility easements may also be placed in landscape easements, and use for public utilities shall be permitted, subject to the approval of the City of Wylie. The plat shall be subject to the rules and regulations of the City of Wylie, Texas.

The City of Wylie and public utility entities shall have the right to remove and keep reserved all or parts of any buildings, fences, walls, or other improvements or growth which may in any way interfere with the construction, maintenance, or use of the streets and public utility easements. The City of Wylie and public utility entities shall at all times have the full right to use the streets and public utility easements for the purposes herein stated and for the purposes of construction, maintenance, and utility and adding to or removing all or parts of these respective structures without the necessity of any new plat or approval.

This plat approved subject to all zoning ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

Marna Fuller
Marna Fuller
Wylie Economic Development Corporation

STATE OF TEXAS | COUNTY OF COLLIN |
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared MARTIN FULLER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and consideration therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this 30th day of May, 2018.

Carol W. Lyford
Carol W. Lyford
Notary Public, State of Texas

"RECOMMENDED FOR APPROVAL"
Ronald D. Smith
Chairman, Planning & Zoning Commission
City of Wylie, Texas
Date: 5-15-18

"APPROVED FOR CONSTRUCTION"
Eric H. Ringley
Mayor, City of Wylie, Texas
Date: 5-22-18

"ACCEPTED"
Eric H. Ringley
Mayor, City of Wylie, Texas
Date: 6-6-18

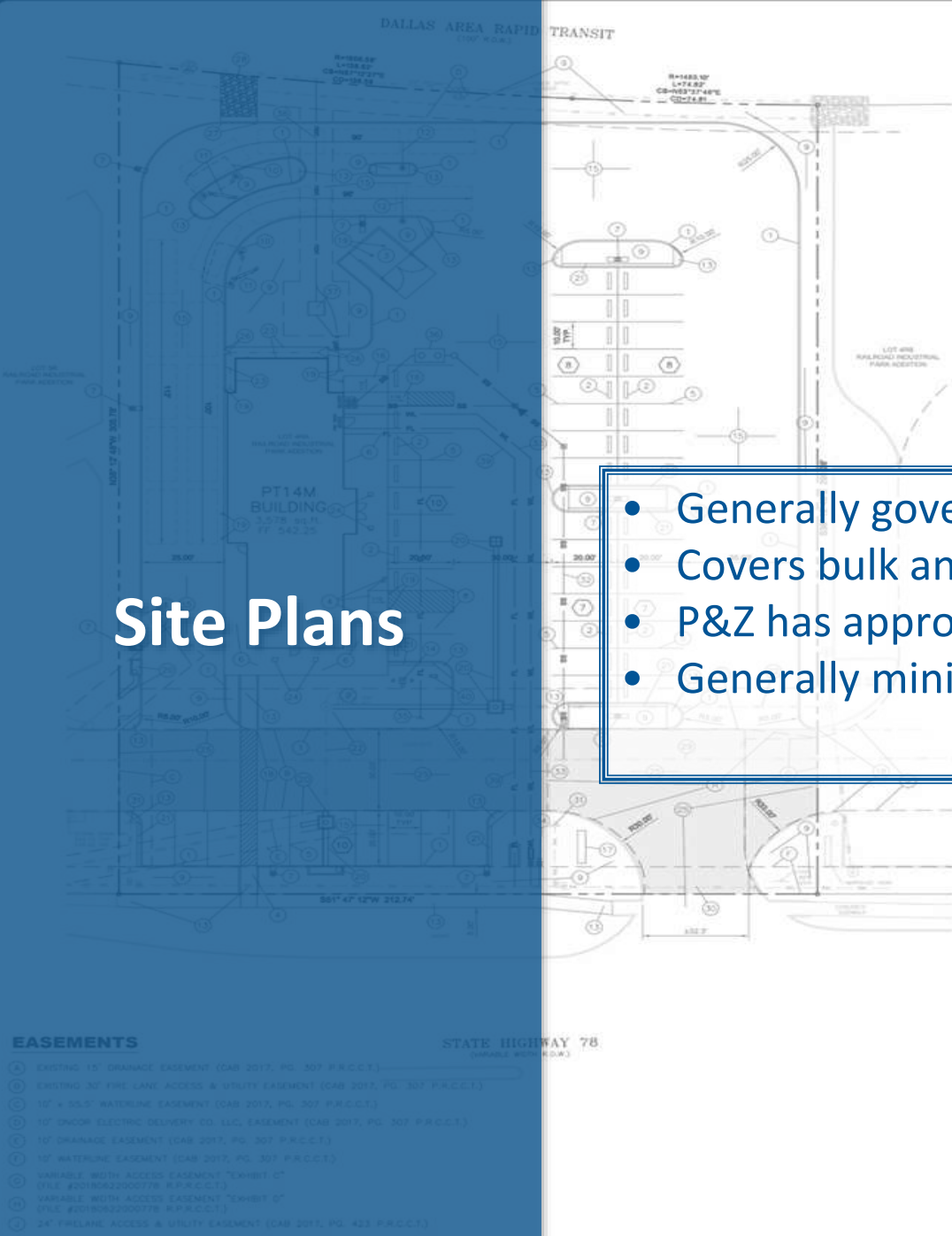
FINAL PLAT
LOT 4RA and LOT 4RB
RAILROAD INDUSTRIAL PARK ADDITION
3.014 Acres
being a replat of Lot 4B, Railroad Industrial Park Addition, recorded in Collin County, Texas, Page 207, Plat Records of Collin County, Texas, and situated in the Samuel B. Shelby Survey, Abstract No. 820 City of Wylie, Collin County, Texas.

RINGLEY & ASSOCIATES, INC.
COURTYARD OFFICE BUILDING #1 PLAZA
100 S. HENNINGTON ROAD, SUITE 100
DALLAS, TEXAS 75242
(972) 842-1246

Drawn by: [] Date: 04/25/18
Check by: [] Date: 05-01-18
Title: []
Scale: 1" = 40'

Site Plans

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



NOTES BY SYMBOL

- 1" 6" CONCRETE CURB, SEE SHEET C-7.1 FOR DETAILS
- 2" 6" LONG PRECAST CONCRETE WHEEL STOP, SEE SHEET C-3.1 FOR DETAILS
- 3" DUMPSTER ENCLOSURE, REF STRUCTURAL PLANS, SEE SHEET S-7.1, DETAIL A3
- 4" ADA CURB RAMP & SIGNAGE, SEE SHEET C-3.1 FOR DETAILS
- 5" 90° PARKING & PAVEMENT STRIPING, SEE SHEET C-3.1 FOR DETAILS
- 6" BUILDING PERIMETER SIDEWALK, REF STRUCTURAL PLANS FOR DETAILS
- 7" AREA LIGHT WITH POLE AND BASE, SEE SHEET S-7.1, DETAIL A1
- 8" ADA PARKING, SEE SHEET C-3.1 FOR DETAILS
- 9" LANDSCAPE AREA, REF LANDSCAPING PLANS, SEE SHEET L-1.1 FOR DETAILS
- 10" MENU BOARD CANOPY, SEE SHEET A-0.1, DETAIL C1 AND S-7.1, DETAILS D3
- 11" EXTERIOR MENU BOARD, REF ARCH. PLANS, SEE SHEET A-0.1, DETAIL B4
- 12" HEADACHE BAR, SEE SHEET S-7.1, DETAIL D4
- 13" CONCRETE SIDEWALK/ISLAND NOSE (TYP), SEE SHEET C-7.1 FOR DETAILS
- 14" FLAGPOLE WITH GROUND MOUNTED LIGHTS, UNITED FLAG AND BANNER, GARRISON TYPE OR OWNER APPROVED EQUAL, 30' HIGH, 5" BUTT ALUMINUM WITH 14 GAUGE ALUMINUM BALL TYPICAL, INCLUDE ALUMINUM ROLLER AND SLEEVE HARDWARE TO INCLUDE SATINBOND BRUSH, NYLON FLANGEMPS AND HALYARDS, ENTIRE ASSEMBLY (INCLUDING FOUNDATION) TO CONFORM TO APPLICABLE CODES, INCLUDING WIND LOADS, SEE SHEET S-7.1, DETAIL A2 FOR FOUNDATION DETAILS, SEE SHEET E3.1, DETAIL 4 FOR LIGHT DETAILS
- 15" CONCRETE PAVEMENT, SEE SHEET C-7.1 FOR DETAILS
- 16" LOADING RAMP, SEE SHEET C-3.1 FOR DETAILS
- 17" MONUMENT SIGN, REF SIGNAGE PLANS FOR DETAILS
- 18" FIRE LANE STRIPING, SEE SHEET C-3.1 FOR DETAILS
- 19" 6" STEEL SIDEWALK, SEE STRUCTURAL SHEET S-3.1, DETAIL C1, EQUAL

SUMMARY OF SITE DESIGN DESIRABLES

- 4-1:
- INDIVIDUAL BUILDINGS W/FOOTPRINTS = OR < 10,000 SQUARE FEET.
 - FRONT FACADE ORIENTED TO THE STREET.
 - SITE PLAN WITH NO MORE THAN 50% OF PARKING IN FRONT OF THE BUILDING.
 - BUILDING WITH NO MORE THAN ONE ROW PARKING IN FRONT.
 - COMBINED ACCESS POINTS WITH ADJACENT TRACTS.
- 4-2:
- LANDSCAPING THAT EXCEEDS THE MINIMUM BY 10%.
 - LANDSCAPING IN SIDE AND REAR YARD NOT OTHERWISE REQUIRED.
 - LANDSCAPE PEDESTRIAN CONNECTION TO MAIN ENTRANCE.
 - PARKING LOTS WITH NO SPACE FURTHER THAN 40 FEET FROM A LANDSCAPED AREA.
- 4-3:
- USE OF TWO COMPLEMENTARY PRIMARY FACADE MATERIALS TO HELP ACHIEVE FACADE ARTICULATION, VISUAL VARIETY AND/OR ARCHITECTURAL DETAILING.
 - COPY SAME STYLE ENTIRE BLOCK.
 - APPLICATION OF BASE STANDARDS TO FACADES NOT FACING A PUBLIC STREET.
 - USE OF ARCHITECTURAL DETAILING AND/OR MATERIALS TO PROVIDE VARIETY IN VISUAL APPEARANCE.
 - BUILDINGS WITH HIP ROOF SECTIONS, DORMERS OR TWO OR MORE GABLE ROOF SECTIONS AT RIGHT ANGLES TO EACH OTHER.

- 20" TYPICAL STORM DRAINAGE INFRASTRUCTURE
- 21" FINISH CONCRETE PAVEMENT
- 22" 1" FOR DETAILS
- 23" 1" FOR DETAILS
- 24" 1" FOR DETAILS
- 25" 1" FOR DETAILS
- 26" 1" FOR DETAILS
- 27" 1" FOR DETAILS
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- 95" 1" FOR DETAILS
- 96" 1" FOR DETAILS
- 97" 1" FOR DETAILS
- 98" 1" FOR DETAILS
- 99" 1" FOR DETAILS
- 100" 1" FOR DETAILS

SITE DATA TABLE

ZONING	DC COMMERCIAL CORRIDOR DISTRICT
EXISTING LAND USE	UNDEVELOPED
PROPOSED LAND USE	NEW WHATABURGER RESTAURANT WITH DRIVE THRU SERVICE
LOT AREA	1,445 AC. (62,838 SQ. FT.) PLATTED
BUILDING SLAB	3,578 S.F.
CONCRETE DRIVEWAY	20 S.F.
REAR YARD SIDEWALK	20 FT.
REAR YARD SIDEWALK	10 FT.
PARKING REQUIRED	24 SPACES (1 PER 150 GFA)
PARKING PROVIDED	50 SPACES
LANDSCAPING (ON-SITE)	13,122 S.F.
ON-SITE CONCRETE PAVING	34,711 S.F.
CURB (ON-SITE)	1,358 L.F.
BUILDING PERIMETER WALK	1,974 S.F.
CONCRETE FLATWORK (ON-SITE)	230 S.F.
CONCRETE FLATWORK (OFF-SITE)	753 S.F.
CONCRETE SWALE	101 S.F.

- ### EASEMENTS
- EXISTING 15' DRAINAGE EASEMENT (DAR 2017, PG. 307 P.R.C.C.1)
 - EXISTING 30' FIRE LANE ACCESS & UTILITY EASEMENT (DAR 2017, PG. 307 P.R.C.C.1)
 - 10' x 30.5' WATERLINE EASEMENT (DAR 2017, PG. 307 P.R.C.C.1)
 - 10' UNDER-ELECTRIC DELIVERY CO. LLC EASEMENT (DAR 2017, PG. 307 P.R.C.C.1)
 - 10' DRAINAGE EASEMENT (DAR 2017, PG. 307 P.R.C.C.1)
 - 10' WATERLINE EASEMENT (DAR 2017, PG. 307 P.R.C.C.1)
 - VARIABLE WIDTH ACCESS EASEMENT (DAR 2017, PG. 307 P.R.C.C.1)
 - VARIABLE WIDTH ACCESS EASEMENT (DAR 2017, PG. 307 P.R.C.C.1)
 - 24' FIRELANE ACCESS & UTILITY EASEMENT (DAR 2017, PG. 307 P.R.C.C.1)



Texas 811
Know what's below. Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

JACOBS

WHATABURGER

PROJECT: PT14M BUILDING TYPE
500 STATE HIGHWAY 78
WYLLIE, TEXAS 75098

SHEET TITLE: CIVIL SITE PLAN

PROJECT NO 2104378
DATE: 11/19/18
SCALE: 1" = 20'
DRAWN BY: BLM
APPROVED BY: MH

SHEET NO: SP-1

WHATABURGER



Ordinance and Regulation Amendments

- Initiated by Staff, P&Z Commission, Council, or ZBoA
- 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.
- Created through specially appointed commission with citizen and staff input.
- Reviewed by P&Z who makes a recommendation to City Council
- Legislative



General Meeting Format

- Chairman calls meeting
- Invocation & Pledge of Allegiance
- 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)

Texting during a meeting may and can constitute as Public Information, please refrain from using personal devices during meetings.



Other Considerations

- Communications and email/packet
- Pre-meeting questions
- Attendance
- Quorums
- Open meetings
- Open records
- Conflict of interest
- P&Z training



Planning Staff

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