

The Development Process



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

Chapters 41, 42, 43 - ETJ and Annexation
Chapters 241, 242, 243 - Airports, some ETJ, and SOBs



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 in nature
- Acts as a guide for all future planning activities, including zoning case decisions



Ordinance and Regulations

- 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
- Current is based off of 2003 with numerous amendments

Types of Projects



Zoning

Land use and legislative
Chapter 211 LGC



Plats

Subdivision Authority and
ministerial
Chapter 212 LGC



Site Plans

Development and
Ministerial
Chapter 212 LGC

Pre-Development

- Planning is contacted by developer / property owner. (sometimes after discussions with EDC)
- Vast majority of this contact is 'one-and-done'.
- Many more die at the due diligence phase
 - Property issues (PIRs)
 - Does it pencil
 - Staff support
- Two types of developers move on.
 - Good projects that meet with staff recommendation
 - Projects where developer ignores staff advice



Development Application

- Automated since 2024 to increase productivity and efficiency.
- Reviewed by Planning for completeness (if complete, acceptance of application is mandatory LGC 212)
- Reviewed by Planning, Fire, Engineering, and Building for compliance
- Sent to numerous other agencies for comments if applicable (NTMWD, WISD)

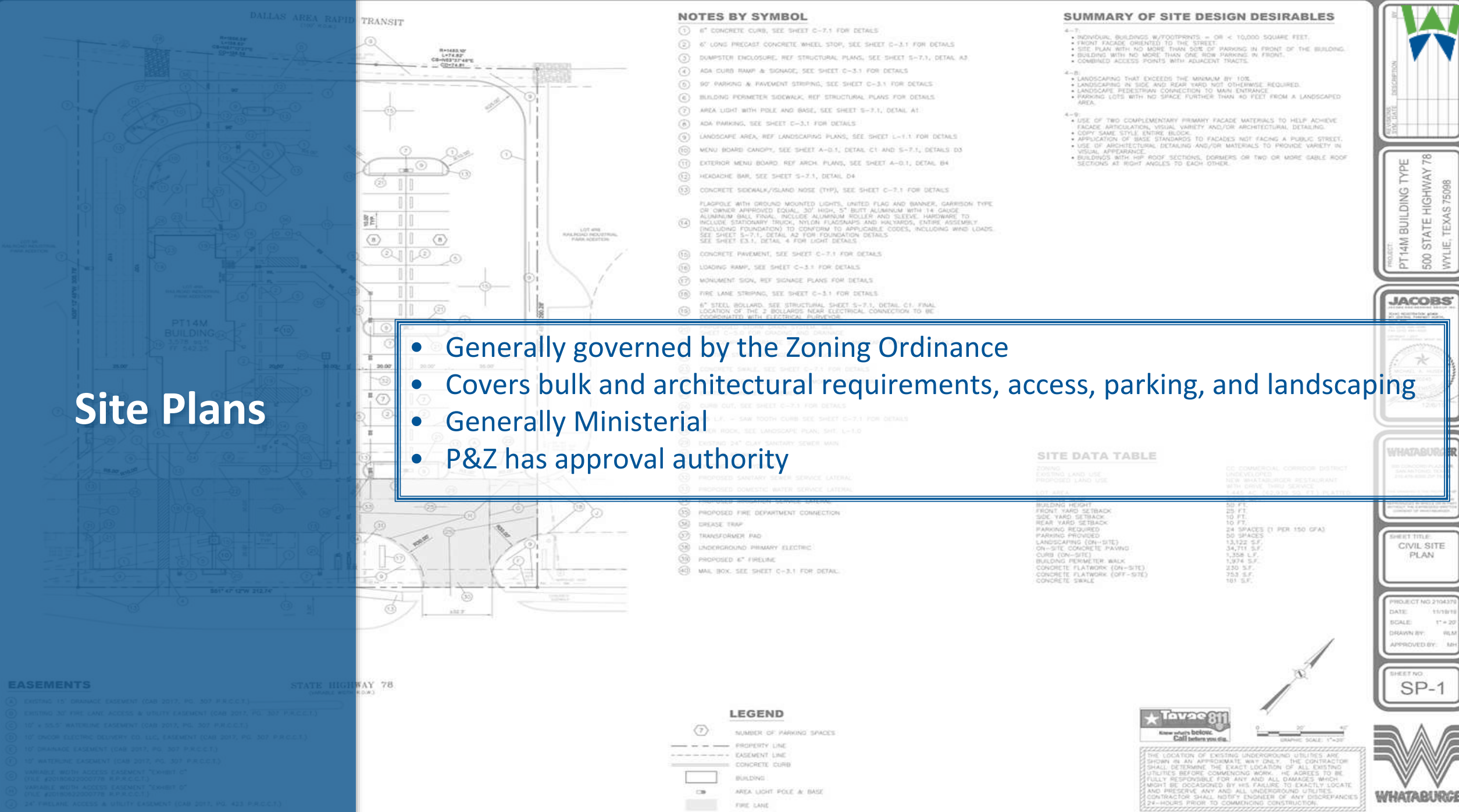


Zoning Changes

- Straight Zoning, Planned Development, Special Use Permit
- What is being decided
 - Land Use
 - Special Conditions that vary from Zoning or other City Ordinances
- What is NOT being decided
 - Engineering
 - Details that do not vary from the zoning ordinance

Site Plans

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



Post Approvals

- Zoning - Ordinance
- Platting - Signatures, county filing
- Site Plans
 - Civil Plans - detailed site construction plans
 - In-line with Site Plan and Plat
 - Street / parking details
 - Utility locations
 - Grading and Drainage
 - Final acceptance - Planning, Fire, Engineering, (some) Parks
 - Building Plans
 - In line with Site Plan
 - Architectural details
 - Building Code compliance
 - Certificate of Occupancy - Building, Planning, Fire, Engineering



- Pre-meeting questions
- Planning & Zoning training

Jasen Haskins

Director of Community Development

jasen.haskins@wylietexas.gov

(972) 516-6324

Kevin Molina

Senior Planner

kevin.molina@wylietexas.gov

(972) 516-6323

Gabby Fernandez

Administrative Assistant II

gabby.fernandez@wylietexas.gov

(972) 516-6321

Wrap-Up