

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

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

Zoning Authority (legislative) Chapter 211 LGC Subdivision Authority (ministerial) Chapter 212 LGC



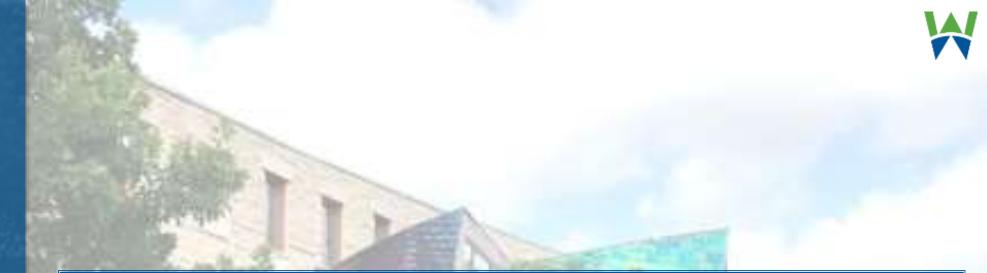
Land Use Authority (planning) Chapter 213 LGC

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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)





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



Roles and Responsibilities

Zoning Changes



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



AREA, NOTE

The area increased three herees is based on a methamistical observation of the contrast and distances reflected on this flarver. It does not include the taken accuracy of the parameter of the positional accuracy of the boundary measurements in place.

REFERENCE HEARING NOTE

The Bewrings where, hereon are referenced to -Sorth 60 eng 20 min. 60 eec. East along the south Los of Education Parkway and the north line of Busick 8 of Parcel [Cyl. 1218 Addition, seconding in the plat resonant in Volume 201

FLOOD ZONE NOTE

Thus Buryeyor has reviewed Fiscal hararance Rate Mup. 5. 4800500421 (Seffective Adate June 2. 8000) published by the Federal Envergency Restancement. Administration for Cultur Restancement Administration for Cultur Restancement Administration for Cultur Restancements and the Seffective Rest and the Administration of the Seffective and the administration of the administration and areas determined to the administration of a second characterized by the administration of the second second second second second 1.25 annual scheme Tocologian.

MONUMENT NOT

Plats

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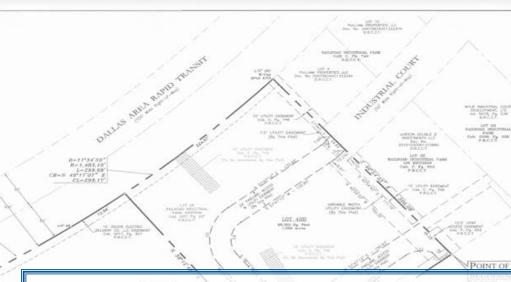
SUBDIVISION NOTE.

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ABBRENIATIONS

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INDECE. North 32 deg. 12 min. 46 year Wart, departing from finite fliptory Te, sing the scenario, line of Lois 41 and 56, a distance of 2000 for field to 1/2 sharing the scenario distance of Lois 41 and 56 min. All sets that the scenario distance of Lois 40 and 12 at 41 and 40 min. The scenario distance of Lois 42 min. All sets 43 min. All sets 44 min. All

THERED. Along the common line of and Lie 40 and D.3.K.T. right-of-way and with anis curve to the left, on our distance of 100.62 feet is a 1/2 such tent red fromd at the west of and entering and the beginning of a composited curve to the left, inviting a reduce of 1.48210 feet, a control angle of 11 dag 34 gam. 39 eas. and a chard that beams North 40 dag 17 min. 07 sec. Rast = 200.17 feet,

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THENCE. North 40 day, 54 min. 23 non. East, departing from and D.A.R.T. right-at-way, slong the common line of mid-lat 48 mod 8 and the above described 38, a distance at 300.00 fast to the FGSY 0F BECRODE and containing 131,082 square fast or 3.014 acres at land.

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- 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

Harvin Puller President Vyla Ensamili Geredent Gerpiretise

EFFORE ME. the ansistent and antimethy, a flower further in and for the flats of forms, on this day personally appeared MANNE FULLER, known to use to be the person where any anodesethed to the foregoing instrument and existences and the the executed the same in the capacity there is also and for the personer and committeening therein expressed.

30 mm May

5-15-18

5-22-19 Date

6-6-18

A.B. (100

"RECOMMENDED FOR APPROVAL" FAMUL D. With Chairman, Planning & Zoning Commissio City of Wylle, Texas

"APPROVED FOR CONSTRUCTION"

Mayor, City Wylie, Texas

"ACCEPTED" Eiic He Mayor, City Dr Wylle, Texas

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FINAL PLAT

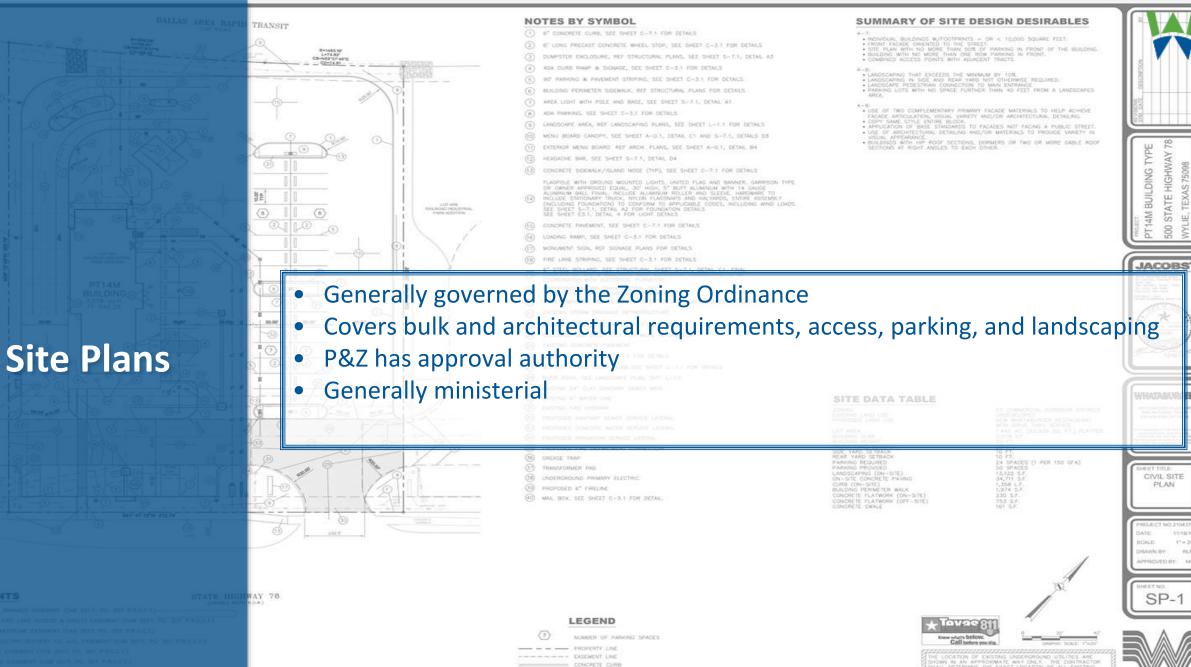
LOT 4RA and LOT 4RB RAILROAD INDUSTRIAL PARK ADDITION 3.014 Acres being a regist of Let 687, Sebiola Information (Mark Addition, recorded in Colline 2017, Page 109, Pie Barneto, Information, Texas, and consults in the Summel B. Shelley Survey, Abstract No. 820 City of Wylie, Collin County, Texas

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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

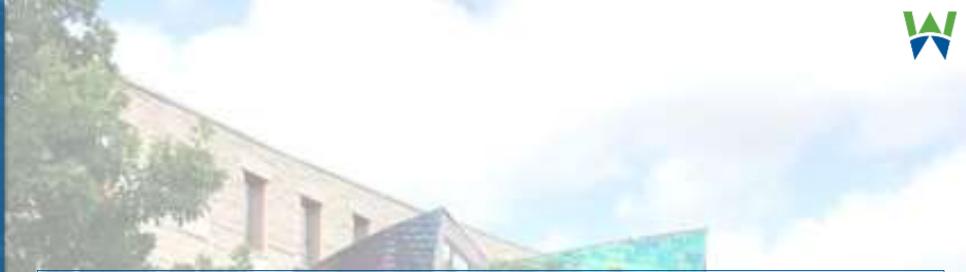


Land Use Plan

- 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



Operation by Adopted Rules and Procedures



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



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



- 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.

General Item Format

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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