

Duties and Powers

Planning and Zoning Commission meetings are held on the 2nd and 4th Tuesday of every month beginning at 6:30 P.M., and are open to the public.

The meetings are held in the council chambers, located at 100 West Center Street. Meetings only. Meetings are conducted to the highest ethical standard, and operate under the terms of both self-created rules, and Robert's Rules of Order.

The commission is charged with the duly and invested authority to act as follows:

- (a) Request the city manager to cause an inspection and report to the commission to be made of any property; view and observe any property; and, with the owner's consent, inspect property and premises at reasonable hours, when required to discharge its responsibilities under the laws of the state and of the city;
- (b) Review, monitor, oversee, and make recommendations to the city manager and the city council for adoption of a comprehensive plan for the orderly growth and development of the City and its environs, and from time to time recommend such changes in the plan as it finds will facilitate the movement of people and goods, and the health, recreation, safety, and general welfare of the citizens of the City;
- (c) Review, monitor, oversee and make recommendations for a future land use map as may be deemed best to carry out the goals of the comprehensive plan; hold public hearings and make recommendations to the city manager and the council relating to the creation, amendment, and implementation of zoning regulations and districts as provided by city charter;
- (d) Exercise all the powers of the commission as to approval or disapproval of plans, plats or replats and vacations of plans, plats or replat, as provided for in the subdivision ordinance and *Chapter 212, Texas Local Government Code*.
- (e) Study and make recommendations on the location, extension, planning, vacating, and closing of public rights-of-way, parks, and other public places, as requested by the city manager or the council;
- (f) Study and make recommendations concerning the capital improvements program, including the design, construction and general location of public buildings, bridges, viaducts, street fixtures, and other structures and appurtenances; and make recommendations on the design or alteration and on the location or relocation of works of art which become, City property;
- (g) Initiate, in the name of the City as requested by the city manager or council, proposals for; the opening, vacating, or closing of public rights-of-way, parks, or other public places; the original zoning or annexed areas; and for the change of zoning district boundaries on an area wide basis;
- (h) Review, monitor, oversee, and make recommendations to the council and city manager policies and regulations consistent with the adopted comprehensive plan governing the location and/or operation of utilities, public facilities, and services owned or under the control of the City;
- (i) As requested by the council or the city manager, review and make recommendations concerning annexation of land into the City;

- (j) Keep itself informed with references to the progress of urban planning in the United States and other countries and recommend improvements in the adopted plans of the City;
- (k) Exercise the authority and perform the duties provided by state law and the city charter to be exercised and performed by a city planning and zoning commission;

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