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Planning and Zoning Workshop

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Planned Development District (PDD)

- Chapter 211 Local Government Code
- The purpose of PDDs is to provide more flexibility and creativity in zoning and project planning through the development of master-planned projects that encompass myriad land uses.





Why a PDD?

- Discussion regarding the B3 and its rigidity
- Flexibility
 - Intent
 - Purpose
- State Statue Upheld in Court
- PROCESS

Mechanics of a PDD

Orderly Development

- •Site plan
- Zoning
- Subdivision (Plat)
- COMBINED INTO ONE PROCESS

Base Standards

- Flexibility
- •Intent/Purpose

Own Rules/District

- •Meet the intent of orderly development
- $\bullet {\hbox{Comprehensive plans} }$
- •Future land use plan
- •Runs with the land until another rezoning occurs

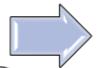
Public Hearing AND Public Comment

- Planning and Zoning process similar to a REZONING
- •Notice to 500 ft AND publication
- •City Council process similar to a REZONING



PDD Process

Conceptual Plan



- Administrative Review
- Multidisciplinary Review
- Review conformity with the Adopted Comprehensive and Master Plans
- Negotiate Alternative Compliance/Method
- Prepare for Public Hearing
 - Detailed Report on how the plan meets the City's adopted codes

Public Hearings



- Planning Commission
- Notice in the Paper and to property owners within 500 feet
- Public Comment
- City Council
- Notice and Additional Public Comment

Amendment to the Zoning Map by Ordinance

 The ordinance establishing the district will contain the regulations and standards necessary to execute the plan

Misconceptions to the PDD

- Staff makes all the decisions WRONG
 - Staff attempts to bring the best possible resolution to the intent of the code
 - PUBLIC NOTICE just as a rezoning case
 - P&Z and the Council may seek additional requirements to the proposed PDD like a variance/warrant
- It is spot zoning WRONG
 - Best solution to meet the intent of orderly development



Misconceptions to the PDD

- We won't ever get good connectivity- WRONG
 - Must follow the adopted master transportation plan
 - Alternate method of compliance to meet the intent of the plan
- It is an attempt to undermine the code-WRONG
 - Best solution to resolve the conflicts in the existing code



