



June 8, 2023

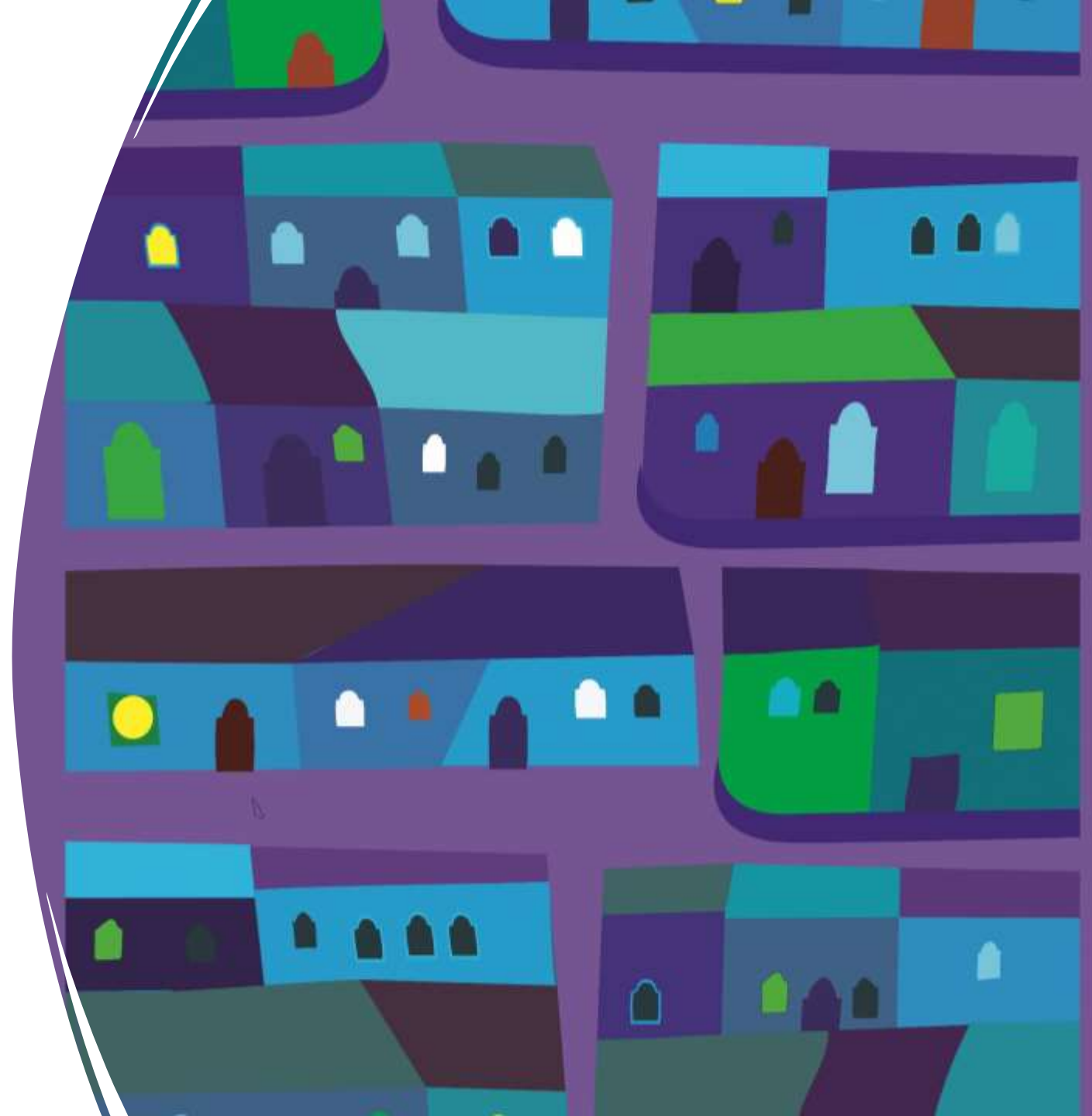
# Planning and Zoning Workshop

Sylvia Carrillo , City Manager

# Planned Development District (PDD)

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- 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

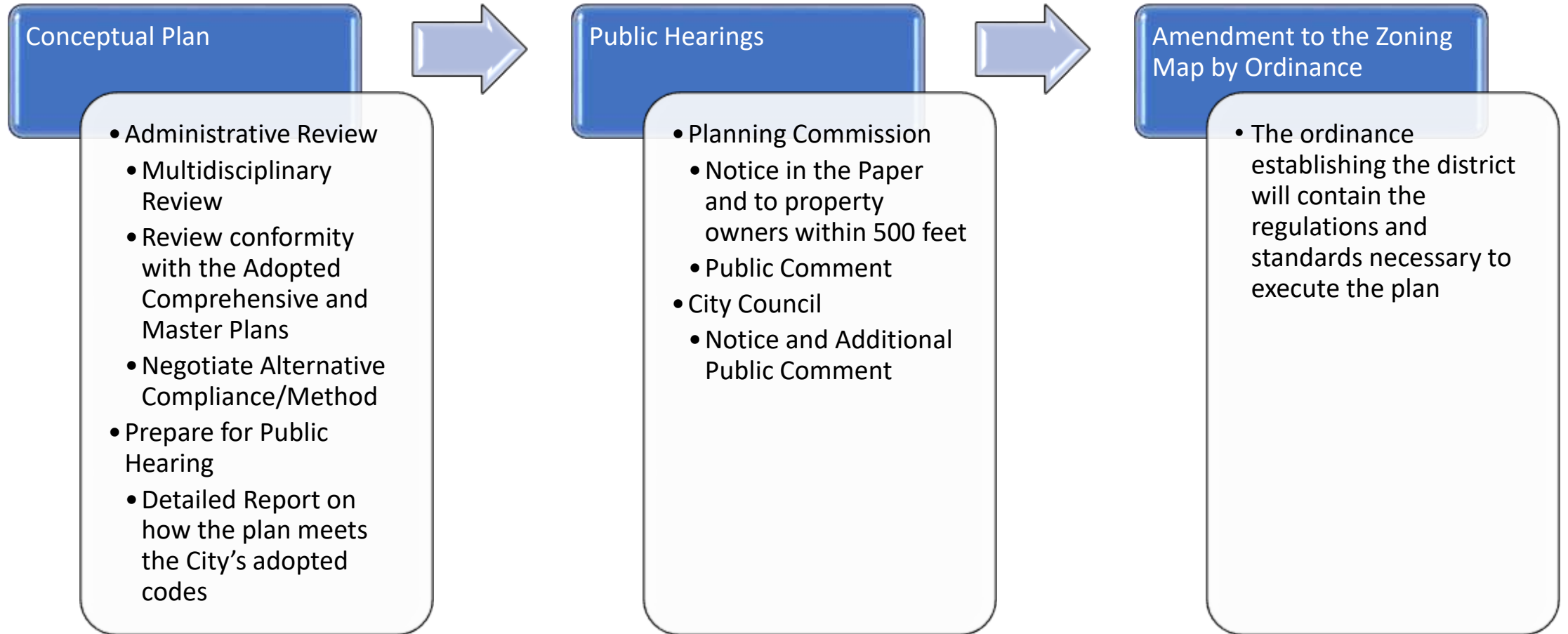
- Meet the intent of orderly development
- Comprehensive plans
- Future land use plan
- Runs with the land until another rezoning occurs

## 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



# Misconceptions to the PDD

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- 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

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- 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





Questions?

