



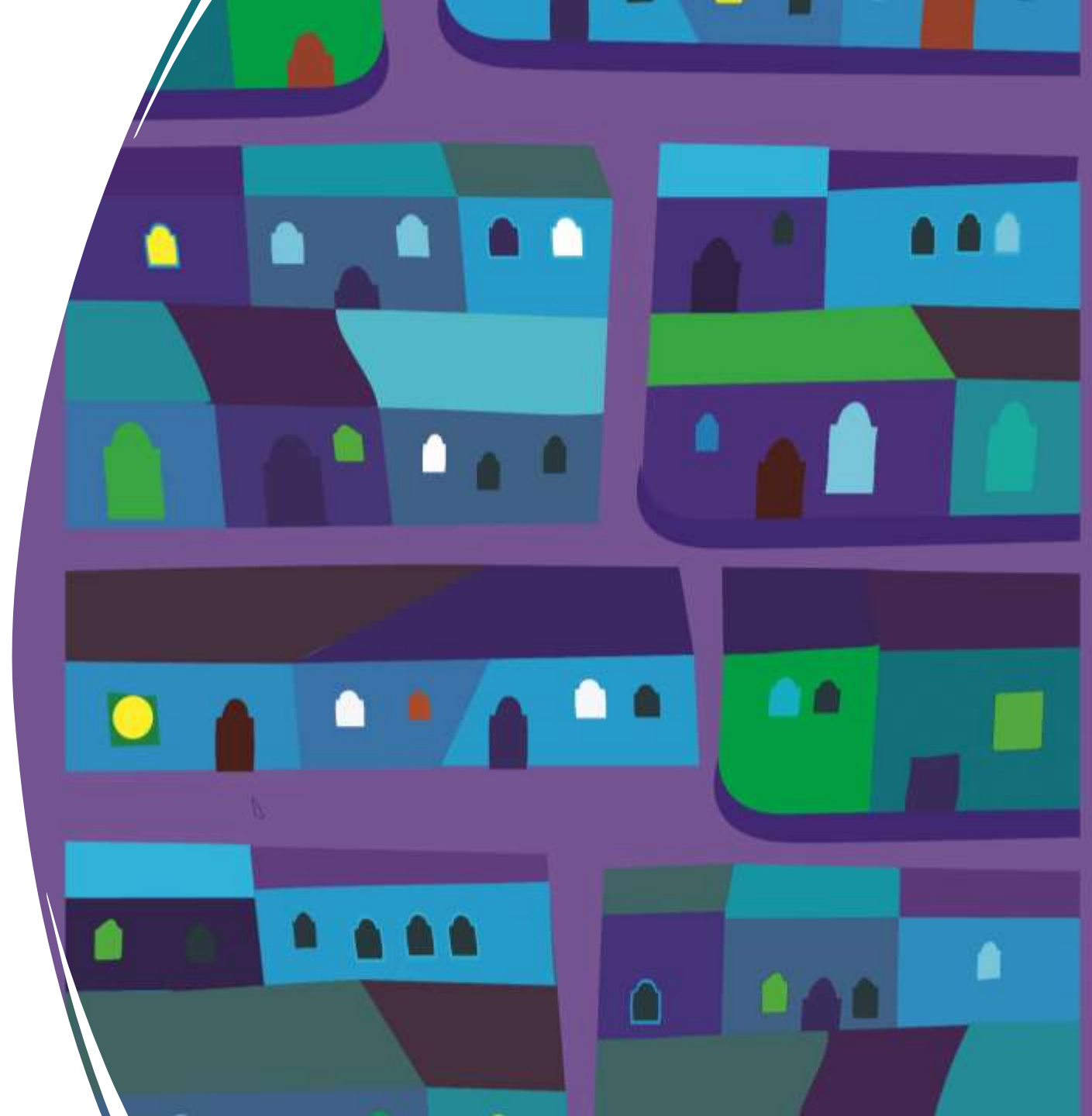
June 8, 2023

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
 - 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

Intent and Focus of the Underlying Zoning will need to be met.

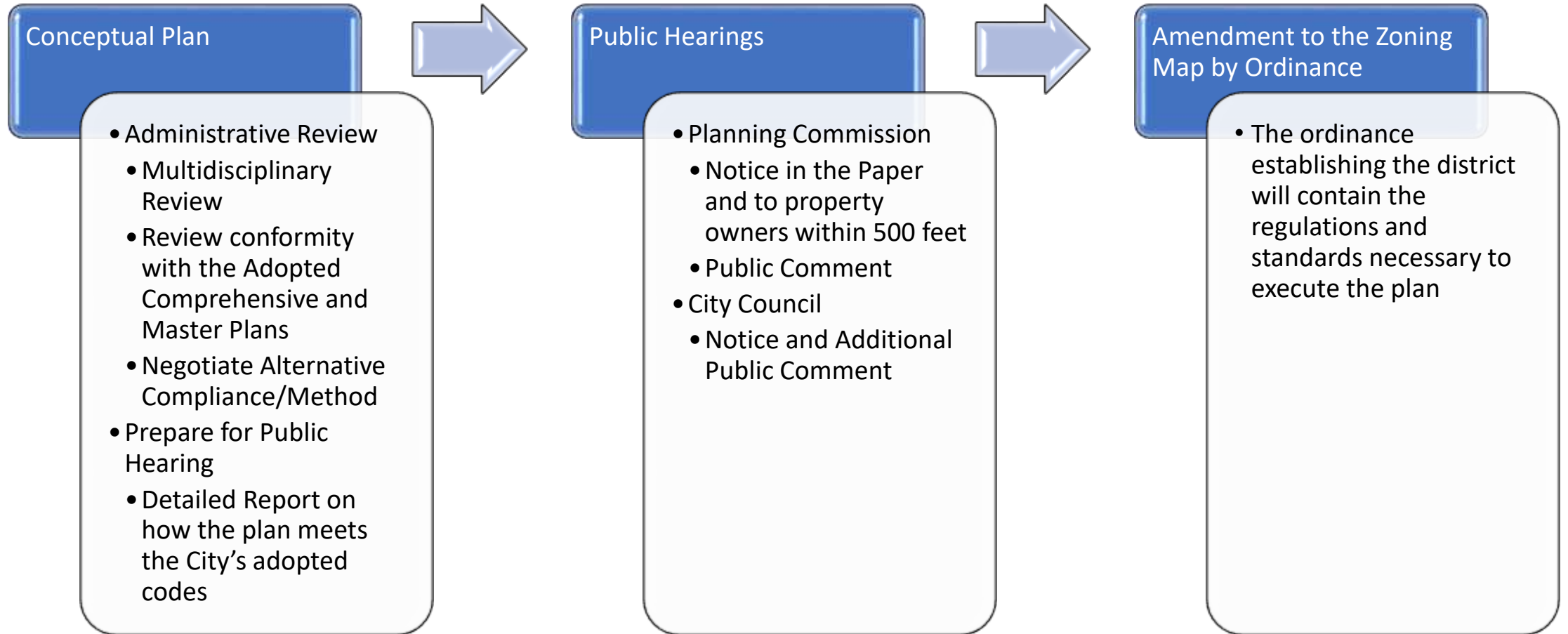


Common Ground

- Authentic Bastrop
 - Stewardship of the Environment
 - Stewardship of its People
 - Unique Buildings
 - Dark Sky “Lite”
- Connectivity
 - Sidewalks
 - Landscaping
 - No overparking
 - Drainage



PDD Process



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





Questions?

