



PLANNING & ZONING COMMISSION

AGENDA REPORT

AGENDA OF: October 8, 2025

DEPARTMENT: Community Development

SUBJECT: Consideration and possible action on the updated Development Agreement Policy.

RECOMMENDATION:

Staff recommends that the Planning & Zoning Commission review the updated Development Agreement Policy, provide feedback, and forward a recommendation to City Council for adoption.

BACKGROUND:

The City adopted a Development Agreement (DA) Policy on August 27, 2024, as an interim tool to guide growth in the ETJ following the decision not to adopt the Unified Development Ordinance (UDO). Since that time, Planning & Zoning and City Council have recognized the importance of maintaining a clear, transparent policy for Development Agreements that balances developer flexibility with the City's long-term priorities.

At the Planning & Zoning Workshop, Commissioners and staff discussed revisions to the DA Policy, emphasizing the need for:

- High-level value statements rather than detailed technical mandates.
- Transparency in process including public engagement.
- Incentives tied directly to community values.

The updated draft reflects those priorities in a one-page, value-based format.

ATTACHMENTS/ADDITIONAL INFORMATION:

- Planning and Zoning Board Action
- Updated Development Agreement Policy