

PLANNING AND ZONING COMMISSION COMMUNICATION

DATE: May 28, 2024
TO: Planning and Zoning Commission
FROM: Melinda Moritz, Public Works Director
THROUGH: Crystal Caldera, Ph.D., City Manager

SUBJECT: Discussion and Possible Recommendation to Amend the Leon Valley City Code of Ordinances, Chapter 15 Zoning, Article 15.02 Zoning, Division 6. Districts, Boundaries, and Use Regulations, Sec. 15.02.327 - "PD" Planned Development District

PURPOSE:

To consider recommendations for amending the Zoning Code to further define how the Planned Development District (PDD) zoning designation may be used. There have been some concerns that the district is being used to circumvent the Board of Adjustment variance process, as appeals to the regulations in the zoning code are typically based on a hardship of the land, and appeals to the Board of Adjustment are presented at a district court and not to the City Council. Attached to this item are the Leon Valley PDD regulations, the City of San Antonio Planned Unit Development regulations, and a copy of the meaning of the zoning district designations in San Antonio.

The Chair of the Planning and Zoning Commission will take the lead on this discussion.

FISCAL IMPACT:

Not applicable.

RECOMMENDATION

Staff recommends amending the Code to include some of the verbiage from the San Antonio regulations, but allowing the district to be used for residential purposes when the applicant proposes a unique and clearly different design for a project.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

Mindy Teague, Planning and Zoning Director