

**PLANNING AND ZONING COMMISSION COMMUNICATION**

**DATE:** August 27, 2024

**TO:** Planning and Zoning Commission

**FROM:** Mindy Teague, Planning and Zoning 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:

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ATTEST:

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