



Planned Development District

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City Manager

City Council Meeting

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Summary

- Question
 - Whether or not to amend Ordinance Chapter 15, Section 15.02.327 “PD” Planned development District.
- Options
 - Approve
 - Approve with Additional changes
 - Deny
- Declaration
 - The City Council’s Discretion

Background

- On August 5, 2025, the City Council voted to amend Chapter 15 – Zoning Sustainability and Commercial/Industrial Overlay districts with the caveat that the staff bring back portions of the ordinance that the council would like to amend.
- On September 2, 2025, the City Council asked the City Manager to do a comparison of other cities to see how their ordinances compared and draft an ordinance that has more measurable criteria.

What is the Difference between Mixed Use and PD

Planned Development District

- Definition: A custom zoning district created for a specific property or development project.
- Flexibility: Tailored to unique sites (e.g., large tracts, infill redevelopment, unusual land). Can mix residential, commercial, office, parks, etc. — but the mix is negotiated case-by-case.
- Purpose: To allow flexibility and creativity beyond what standard zoning districts permit while giving the city oversight through the approval process.
- Example: A 40-acre redevelopment of an old mall into apartments, retail, office space, and greenways with customized setbacks, parking ratios, and signage rules.

Mixed-Use (MU) Zoning

- Definition: A standard zoning district that allows more than one use (usually residential + commercial, sometimes office) by right within the same development or building.
- Flexibility: Less flexible than PD — rules are already set in the code. Encourages “vertical” or “horizontal” mixing of uses (e.g., apartments above shops, or residential next to retail).
- Purpose: To encourage walkable, compact, urban-style environments.
- Example: A 5-story building with ground-floor retail, two floors of offices, and apartments above, built in an area pre-zoned MU.

What is the Difference between Mixed Use and PD

Feature	Planned Development (PD)	Mixed-Use (MU)
Nature	Custom district, negotiated per project	Standard district, rules set in zoning code
Flexibility	Highly flexible, tailored to site	Limited to adopted MU rules
Approval Process	Requires zoning change & detailed plan approval	Permitted “by right” if rules are followed
Use Mix	Any mix, negotiated	Specific mixes defined by ordinance
Purpose	Solve unusual site challenges, enable creativity	Encourage walkability & urban form
Best For	Large/complex or unique developments	Smaller-scale, typical urban infill

Background

Similar to LV

- Schertz Forney – PD Similar to LV
- Grapevine – PD is Similar to LV, but broken down into commercial, Industrial, and residential
- Greenville
- Grand Prairie

Has checklist

- Denison
- Prosper
- Red Oak
- Fate

Background

- In the research, we could not find a city that had a measurable scorecard. The reason we believe is that it takes away from the true intent of the zoning, which is flexibility.
- We developed our own scorecard to set a minimum standard but still allow for the flexibility

Criteria

Criteria for Approval. Applicant must receive a minimum of 70 points from the planning and zoning Administrator or designee prior to Planning and City Council consideration. No partial points will be given. If at any point in the process the plan changes, lowering the points below 70. The application will be withdrawn until the applicant's project is amended to meet the minimum of 70 points.

1. Open Space & Environment (Max 30 pts)

- 15% of gross site area as usable green space – 10pts
- 20% of gross site area as usable green space – 15 pts
- Trail system connecting to citywide network – 10 pts
- Preserve all heritage trees – 5 pts

2. Community Benefit (Max 50 pts)

- No Variance request for the underlying zoning district – 20 pts
- Public Improvement of a public street, drainage, or utility – 20 pts
- 5% of residential units at ≤80% Median Income – 5 pts
- 5 % of gross area has a public space, museum, garden, Public Art, public plaza etc. – 5 pts

3. Mobility & Connectivity (Max 25 pts)

- Sidewalks on 100% of frontage and internal streets – 5 pts
- Bicycle Parking: ≥ 1 rack per 10 vehicle spaces – 5 pts
- Provide a minimum of 3 additional ADA enhancements over the federal minimum – 5 pts
- 5% of Parking spaces be EV charging stations – 5 pts
- One additional access point outside of the minimum code requirements or no public block longer than 400 ft, encouraging walkability) – 5 pts

4. Urban Design and Quality (20 pts)

- Mixed-use integration (at least 2 distinct uses, neither < 25%) – 10 pts
- Vertical Mixed-use (residential above retail/office space) 5 pts
- Material variety: At least 3 high-quality exterior materials (brick, stone, glass, stucco, fiber cement, etc.) on each building - 5 pts

5. Sustainability (20 pts)

- Green building certification (LEED Sliver or equivalent) – 10pts
- Stormwater features beyond minimum (rain gardens, bio swales) – 5 pts
- Screening of Service/ Loading area with enhanced landscaping or Façade articulation: No blank wall longer than 30 feet – 5 pts

Other amended changes to the ordinance are attached as Exhibit A

Criteria

Category	Criteria	Staff	Mursch	Campos	Mayor
Open Space & Environment	15% of gross site area as usable green space	10	10	10	10
	20% of gross site area as usable green space	15	15	15	10
	Trail system connecting to citywide network	10	10	5	5
	Preserve all heritage trees	5	15	10	15
Community Benefit	No variance request for underlying zoning district	20	20 (-5)	25	25
	Public improvement of a public street, drainage, or utility	20	20	20	15
	5% of residential units at ≤80% Median Income	5	5	3	5
	5% of gross area as public space (museum, garden, public art, plaza, etc.)	5	5	2	5
Mobility & Connectivity	Sidewalks on 100% of frontage & internal streets	5	5	10	5
	Bicycle parking: ≥1 rack per 10 vehicle spaces	5	5	4	5
	≥3 ADA enhancements beyond federal minimum	5	5	5	5
	5% of parking spaces with EV charging	5	5	2	5
	One additional access point OR no public block >400 ft	5	5	5	5
Urban Design & Quality	Mixed-use integration (≥2 uses; neither <25%)	10	10	10	10
	Vertical mixed-use (residential above retail/office)	5	5	5	5
	Material variety: ≥3 high-quality exterior materials per building	5	5	5	5
Sustainability	Green building certification (LEED Silver or equivalent)	10	10	5	5
	Stormwater features beyond minimum (rain gardens, bioswales)	5	5	10	10
	Screening/loading area or façade articulation (no blank wall >30 ft)	5	5	5	5

Fiscal Impact

- N/A

Recommendation

- City Council's Discretion