

PLANNED DEVELOPMENT DISTRICTS

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The Purpose

- A Planned Development District (PDD) is created to promote and encourage innovative development that is sensitive to the surrounding land uses.
- If this necessitates varying from available zoning districts, the proposed development should demonstrate community benefits.
- Should not be used to deviate from the provisions of the UDC that contradict its intent.

The Standards of PDD Development

- **Minimum Planned Development District Sizes**
 - **Single Family Residential (2 acres)**
 - **Multifamily Residential (2 acres)**
 - **Nonresidential (2 acres)**
 - **Mixed Residential and Nonresidential (5 acres)**

The Standards of PDD Development

- **21.5.10.D.1: Development Standard are set forth in an ordinance granting the PDD and may include but shall not be limited to:**
 - **Uses**
 - **Density**
 - **Lot area, width, and depth**
 - **Yard depth and widths**
 - **Building height, elevations, and floor area ratio**
 - **Parking and access, Screening and Landscaping**
 - **Accessory Buildings**
 - **Signs, Lighting, and management associations**
 - **Other requirements as the City Council may deem appropriate**

The Standards of PDD Development

What is in the ordinance / "Design Standards"

- A list of all the requested variances from the standard requirements typically in the form of a narrative.
- The particular districts and uses must be stated.
- Statement of purpose and the intent of the PDD.
 - A list of variances in each district(s)
 - Statement citing the reason for the PDD request.
- A PDD shall conform to the UDC unless specifically exempted in the granting ordinance.

PDD Criteria for Approval

Criteria for Approval: The Planning and Zoning Commission, in making its recommendation, and the City Council, in considering final action on a PDD, should consider the following criteria:

1. Whether the proposed PDD implements the policies of the adopted Comprehensive Land Plan;
2. Whether the proposed PDD promotes the health, safety, or general welfare of the City and the safe, orderly, efficient and healthful development of the City;
3. Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified;

PDD Criteria for Approval Continued

4. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers or other public services and utilities to the area;
5. The extent to which the proposed PDD will result in a superior development than could be achieved through conventional zoning;
6. Whether all of the applicant's back taxes owed to the City have been paid in full (no application will receive final approval until all back taxes are paid in full); and,
7. Whether other criteria are met which, at the discretion of the Planning and Zoning Commission and City Council, are deemed relevant and important in the consideration of the amendment.

PDD Amendments

- Minor amendments can be made to the Conceptual Plan without the necessity of amending the ordinance.
- Minor amendments include:
 - Correction in spelling, distances, and labeling.
 - Changes in the building position or layout.
 - Changes in the proposed property lines.
 - Changes in parking layout.
- If the proposed amendments change or impact the nature or purposes of the approved PDD, the request may be denied.

Residential PDDs

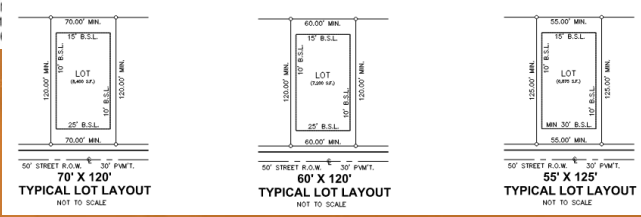
- Ordinance No. 09-S-06 amended the UDC and created the Planned Development District section. Prior to this ordinance the UDC had the Planned Unit Development (PUD) zoning district.
- Ordinance No. 10-S-29 adopted September 28, 2010 stipulated that no applications for zone changes to R-6 (60' x 120') or R-7 (60' x 110') could be accepted, considered, or approved by the City.
- After the adoption of this ordinance, PDDs became more prevalent, if someone wanted to submit a zoning for lots smaller than R-2 (70' x 120') then a Planned Development District was the alternative.
- The PDD process would allow developers to submit for a zone change with modifications to the lot width and depth and would create a project with varying lot dimensions, some smaller and some larger lots.

Residential PDD Examples

- Residential PDD:
 - Crossvine (Ord No. 12-S-01, 12-S-16, 14-S-08, 17-S-01, 21-S-08, 21-S-22, 21-S-51)
 - Lot Size, Screening, Commercial Requirements, fencing, landscaping
 - Parklands and Parklands II (Ord. No. 13-S-36 and Ord. No. 19-S-20)
 - Signs, Lot Size, Exterior Building Material, landscaping, Fencing and Screening
 - Saddlebrook (Ord. No. 21-S-06)
 - Lot Size, Sign Sizes, Impervious Coverage
 - Heritage Oaks (Ord. No. 21-S-15)
 - Lot Size, Coving Plan, Block Length, Landscaping, Tree Preservation and Mitigation, Alleys, Driveways
 - Carmel Ranch (Ord. No. 21-S-14)
 - Lot Size, Impervious Coverage, Signs

Residential PDD Trends

- In the majority of the Residential PDD's the City has been receiving the developers are requesting variances or deviations from the UDC in order to gain approval for smaller lots, reduced setbacks, increased signage. In other words, requesting a PDD in order to get more house on the lot and modify the code to meet their desires / goals.
- Most residential PDDs are being used in order to benefit the developer, deviate standards, and not necessarily benefit the City which is the intended goal of a PDD.
- There are some residential PDDs within the City that are unique and different.



Area Sq Ft	Width Ft	Depth Ft	Front Ft	Side Ft	Rear Ft
6,000	50	120**	20	5*	20

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Environmental Density - Man-made Impacts (40.9%)
Single Family Home (typical)

Residential PDDs- What are the City's Goals / Desires

- Based on the P&Z and City Council Subcommittee recommendation, Ordinance No. 23-S-07 was adopted March 4, 2023 which eliminated the prohibition on zone changes to R-6 (60' x 120') or R-7 (60' x 110')
- R-6 can now be requested for a 30-acre maximum sized tract and R-7 can now be requested for a 40-acre maximum sized tract
- Since PDDs have mainly been utilized to deviate from the UDC lot size requirements, with the R-6 and R-7 zoning districts now available are PDDs for residential developments still necessary or desired?

Residential PDDs-

What are the City's Goals / Desires

- Policy Question: If we as the City are okay with deviating standards in a PDD, then should the UDC be amended to change the standards for everyone?
- Since several PDDs have been approved with increased signage for residential subdivisions should the UDC be amended?
- Several PDDs (Carmel Ranch, Saddlebrook, Heritage Oaks- all approved in 2021) have been approved with smaller lot sizes such as 55' x 125' or 50' x 120'. If smaller lot sizes in the 50' – 55' width range is acceptable, then should a zoning district be created in the UDC to accommodate the smaller lot width?

Commercial PDDs

- PDDs are not only for residential developments. Although the City typically receives more requests for residential PDDs the City does have commercial PDDs as well.
- Like residential PDDs, commercial PDDs are to be used for unique and innovative developments.

Commercial and Mixed Use PDDs Examples

- Commercial PDD:
 - Verde Enterprise Business Park (Ord. No. 07-S-14A)
 - Signs, utilizes the 1996 UDC
 - IDV (Ord. No. 21-S-36)
 - Additional permitted uses, Outdoor Storage requirements, Landscaping Requirements (Increased tree DBH)
 - Wiederstein Ranch/ Evo (Ord. No. 18-S-37)
 - Signs & Building Material
 - Garden Ridge Commercial (Ord. No. 19-S-27)
 - Additional permitted uses, landscaping
- Mixed Residential and Multi-Family:
 - FM 1518 Apartments (Ord. No. 22-S-41)
 - Parking ratio, screening and fencing, Wheel stops, size of parking spaces, signage
 - Schertz Station (Ord. No. 22-S-44)
 - Landscaping, architectural articulations, mixed use, parking ratios

Commercial PDD Trends

- In the majority of the Commercial PDD's the developers are requesting variances or deviations from the UDC so that their desired development is allowed. In other words, rather ensuring their development meets the UDC requirements, they propose a PDD with design standards that will allow them to do what they want.
- Most commercial PDDs include deviations to the screening and buffering requirements, landscape requirements, along with increased signage, allowing additional land uses by right, and modifications to parking ratios.

Commercial PDDs-

What are the City's Goals / Desires

- Policy Question: If we as the City are okay with deviating standards in a PDD, then should the UDC be amended to change the standards for everyone?
- Since several PDDs have been approved with increased signage for commercial developments should the UDC be amended?
- Several commercial PDDs have requested and been granted approval for additional land uses, should the UDC Permitted Use Table be reviewed and modified to allow more land uses by right in each zoning district?

Commercial PDDs-

What are the City's Goals / Desires

- Several commercial PDDs have been granted approval for decreased landscaping, should the UDC be modified to align with approved landscaping based on these PDDs? Keep in mind that the landscaping section in the UDC just recently received a major overhaul to make things easier to understand.
- Should the UDC be modified to be in line with the commercial PDDs that have been granted approval, or is the desire for the City to hold firm on the UDC design standards?

Options

- Restrict what Development Standards/ Site Design Standards can be modified (Lot sizes, signs, landscaping, impervious coverage) and make this clear in the UDC
- Clearly identified community benefits / design standards that exceed minimum UDC requirements in order to allow a variance to other UDC requirements
 - Example: Increase landscaping in conjunction with decreased lot width or smaller roads but increased sidewalks / pedestrian amenities
- Burden is on the applicant to provide justification on why the PDD is a superior development that could not have been done with conventional zoning
- Get rid of Planned Development Districts and only utilize straight zoning

COMMENTS & QUESTIONS