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Planned Developments

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Planned Developments

Planned Development Districts (PDDs) are specialized land use districts utilized in most municipal zoning schemes. “PDD procedures allow developers to obtain site-specific approval for developments that may not fit standard area and use zoning categories and that require specific negotiations to ensure that community interests are protected. PDDs conventionally accommodate designated types of major development, such as apartment projects, cluster housing, office developments, shopping centers and hospital facilities.” Mixon, *Texas Municipal Zoning Law*, § 17.03 (2d ed. 1994). The prior Dallas Development Code described and defined Planned Development Districts as follows:

In order to provide flexibility in the planning and development of projects with combinations of uses and of specific physical designs such as office centers, combination apartment and retail centers, shopping centers, medical centers with office and housing elements, special industrial districts, housing developments and other similar developments, a PD district is provided. This district is intended to be applied to the district map as an amendment to the zoning ordinance. Certain maximum and minimum standards are specified for various use categories and certain standards such as for yards, coverage, and building spacing are to be determined by the design. Specific development conditions and development schedules can be enforced with respect to a PD district and failure to adhere to a development schedule can be the basis of removing all or part of a PD district from the zoning district map. The purposes of the PD district are to achieve flexibility and variety in the physical development pattern of the city, to encourage a more efficient use of open space and to encourage the appropriate use of land. It is intended that cognizance be taken of surrounding property and that proper protection be given to it in locating and approving any PD district.

Dallas Development Code § 51-4.102(c)(1).

In Flower Mound, the Land Development Code addresses many of the issues and standards that developers must consider when applying for PD District zoning. While not addressing all of those issues here, it nevertheless is important to consider the purpose and intent of the PD, Planned Development District zoning classification:

The PD, Planned Development District is designed primarily to ensure a high quality of development. It is intended for application in all land use designations on the land use map of the Comprehensive Master Plan, provided that the uses and development standards proposed are consistent with such land use designations. In addition to the use and area regulations of this section, development in the PD, Planned Development District shall be in compliance with all other applicable provisions of this chapter.

Flower Mound, Texas, Land Development Code § 3.26(a).

Planned Development Districts are usually designated as “floating zones” in a city’s zoning scheme; that is, they usually are not found on a zoning map until after the PDD has been approved. For a detailed discussion of legal issues associated with PDDs, *see* chapter 17 of Mixon, *Texas Municipal Zoning Law*.