

Planned Unit Development Process

Overview

- What is PUD zoning?
- What are the requirements for PUD approval?
- What is the process to get PUD zoning?
- Board & Commission Involvement

What is a PUD?

Div. 5, Subpart A, 1.1. GENERAL INTENT

This division provides the procedures and minimum requirements for a planned unit development (PUD) zoning district to implement the goals of preserving the natural environment, encouraging high quality development and innovative design, and ensuring adequate public facilities and services. The Council intends PUD district zoning to produce development that achieves these goals to a greater degree than and that is therefore superior to development under conventional zoning and subdivision regulations.

Requirements for PUD Approval

- Tier 1 - All PUDs must meet Tier 1 requirements such as minimum open space, environmental preservation, Green Building etc..
- Tier 2 – The items which a PUD uses to achieve superiority. The Code provides a list of criteria in a variety of areas that may be considered superior. All PUDs must meet Tier 2 but how they do so varies.
- Development Bonuses – A PUD that proposes to exceed FAR or height must comply with density bonus program.

PUD Process

Development Assessment

City Council Briefing

Formal Submittal

Staff Review

Stakeholder Input

Environmental Board

PC or ZAP

City Council

PUD Review Staff

Zoning
Site Plan
Drainage
Environmental
Trees
Parks & Rec Dept.
Transportation- DSD-ATD-Travis County-TxDoT
Austin Water Utility
Austin Energy
Neighborhood Housing & Comm. Dev.
Public Works
Bike & Pedestrian Coordinator
Urban Design
Law Dept.
Fire Dept.
Imagine Austin

PUD Process

Staff Recommendation

Environmental Board

Other Boards & Commissions

Issues: Subcommittees

Which commissions can review a PUD?
Code requires Environmental Board & PC or ZAP

When does a PUD go to a commission?

Planning Commission or Zoning and Platting Commission

Possible City Council Committees

City Council

Questions?