

ZONING ORDINANCE DISTRICT DESCRIPTIONS*

Section 11 [200]. PD - Planned Development District

A. Purpose of District[.] The PD-Planned Development District is designed to encourage a greater flexibility and a higher standard of land development than is required under the conventional regulations. As such, it makes feasible the application of planning concepts dealing with planned unit development of residential areas, planned non-residential areas, planned shopping centers, and planned industrial parks. Improvements in a PD District are subject to conformance with a site plan approved by City Council on Planning and Zoning Commission recommendation and after public hearing thereon. (Ordinance 1006-01 adopted 11/12/01)

B. Effects of PD Classification[.] Property may be classified under the PD-Planned Development District Zone either in combination with another zoning district and so designated by the letters PD affixed to the code letters of the base district, or a stand alone zoning district. When the PD designation is affixed to another base district, development may proceed in accordance with the provisions of this PD district and of the base zoning district. When property carries only the PD designation or used in conjunction with general category zoning districts such as residential (R-PD) it shall be considered to be classified in a “holding zone” pending (1) presentation by land owner or owners of specific development proposals consistent with the adopted City of Haslet Land Use Plan and Thoroughfare Plan, and (2) determination of public action on facilities and services needed to serve the proposed development. Under this circumstance no development may proceed until an accompanying base zoning district classification is established by amending the Land Use Plan. (Ordinance 0601-06, sec. 4, adopted 6/5/06)

C. Height and area regulations[.] When the PD classification is attached to any base zoning district, the Height and Area regulations of the base zoning district shall apply. In addition, special attention shall be given to the external effects of the proposed development on properties generally located in the surrounding area.

D. Site Plan Approval Required[.] A site plan approved by the City Council upon recommendation by the Planning and Zoning Commission shall be a prerequisite to issuance of building permits and certificates of occupancy for any property in the district. A site plan approval request may be heard concurrent with or subsequent to a zoning change request, but not before.

Information to be shown:

1. The site plan shall show all pertinent information as necessary to accompany an application for building permit and such other information pertinent to the site and surrounding area as the Planning and Zoning Commission may require, including a schedule of proposed improvements both on-site and off-site.

2. Modification of Site Plan[.] The Planning and Zoning Commission may recommend and the City Council may require such modification of a site plan as will permit the proposed project to be in harmony with the existing and anticipated development of surrounding areas.
3. Amendments[.] All site plans approved hereunder may be amended pursuant to the same procedure and subject to the same limitations and requirements by which such plans were originally approved.
4. Waiver[.] The requirement of a site plan or any of the specific elements required to be contained in a site plan may be waived by the Planning and Zoning Commission and City Council at its discretion when it is determined that the site plan or element thereof to be waived is unnecessary to ensure that the site will be developed consistent with the City Plan.
5. Site Plan Standards[.] Every application for approval of a site plan under the terms of this district shall contain sufficient information delineating the characteristics of the site, changes in those characteristics as may be proposed by the developer, how the development will relate to public services and facilities, and what protection features are included to insure that the development will be compatible with existing and allowable development on adjacent property

Site Plans shall contain at least the following data.

- (a) 1" = 20', 1" = 40' or 1" = 100'.
- (b) North arrow
- (c) Small scale location map
- (d) Name of Development
- (e) Name and address of owner
- (f) Name, address and phone number of firm preparing the plan
- (g) Metes and bounds labeled on property boundary
- (h) Right-of-Way on or adjacent to the site labeled and dimensioned
- (i) Adjacent street widths shown
- (j) Adjacent property labeled with owners name, existing zoning, and Land Use map designation
- (k) Width and type of proposed buffer yard.

- (l) Designation, location and size of all proposed points of ingress/egress to the site
- (m) Pedestrian walks, malls and open areas for use by tenants or public
- (n) Location, type and height of all walls, fences and screening devices
- (o) Site data summary chart to include the following data
- (p) Existing zoning of this tract and any proposed zoning changes
- (q) Gross and net acreage of the project
- (r) Number of proposed lots and location
- (s) Percentage of land coverage by structures
- (t) Anticipated schedule of development
- (u) Parking and loading spaces required and provided
- (v) Area of public open space and percentage of the total development
- (w) Outside storage location and percentage of total development
- (x) Location, dimensions, height, number of stories, uses and gross floor area of all existing or proposed structures including buildings, fences, storage areas, etc.
- (y) Square footage broken down by proposed use
- (z) Entrances and exits to buildings
- (aa) Architectural renderings or elevations of the proposed structures, noting whether or not the facades meet the requirements of the City of Haslet
- (ab) Distances between buildings and distances from buildings to property lines
- (ac) Clear designation of all parking stalls for off-street parking and loading
- (ad) Dimensions of parking stalls, parking capacity and dimensions of parking area in total and as a percentage of the total development
- (ae) Location and dimensions of all driving lanes on the site

- (af) Type of surface material for parking and loading areas
- (ag) Location and type of all exterior lighting
- (ah) All building lines
- (ai) Location, size, height, type, and orientation, or [of] signs, lighting luminaries [luminaries] and exterior auditory speakers. The applicant shall also provide representative renderings of the signs to be placed including sign type, material composition, facings and colors
- (aj) Location of any on-site liquid, solid, or hazardous waste storage.
- (ah) [sic] Location of all trash dumpsters and type of screening
- (ai) [sic] Type of surfacing, such as turf, gravel, paving, cement or brick to be used at various locations
- (aj) [sic] Easements on or adjacent to the site labeled and dimensioned
- (ak) Location and distance of the nearest fire hydrant to the property and proposed fire hydrants
- (al) Location, dimensions and labeling of any proposed fire lanes
- (am) Proposed finished grade of the site shown to contour intervals not exceeding two feet. Spot elevations must be shown at all critical points including but not limited to edges of pavement, curb returns, building corners, drainage paths, etc. Directional flow arrows and location of existing or proposed drainage structures labeled with size, type, and flow line elevations. Show location of existing drainage easements
- (an) A summary chart showing all variances proposed to the City of Haslet Planning and Zoning Ordinances
- (ao) Location and type of landscaping, trees, shrubs, turf, etc. Percentage of landscaping of the total development
- (ap) Location and description of storage facility for any material defined as hazardous by the Occupational Safety and Health Administration (OSHA) or the Environmental Protection Agency (EPA).

(Ordinance 1006-01 adopted 11/12/01)