



**CITY OF WICHITA FALLS
PLANNED UNIT DEVELOPMENT
(PUD)
APPLICATION**

FOR OFFICE USE:

CASE NO. _____

FEE PAID _____

Property Address: _____

Legal Description: _____
 LOT(S) BLOCK SECTION SUBDIVISION

Present Zoning: _____

Proposed Planned Unit District:

Planned Unit Development Residential Use (PUD-RU) - A district that is primarily for the low to medium density development of unique forms of detached single-family housing utilizing individually platted lots. A PUD-RU development utilizes the total space within a development by creating common open spaces, scenic and recreational areas, and other spaces, which will compensate for the reduction of land area dedicated for the residential structure. A minimum acreage for a PUD-RU shall be a lot or designated district boundary of no smaller than 1.5 acres, not to include right of ways.

Planned Unit Development Mixed Use (PUD-MU) - A district that is primarily for medium residential to limited commercial uses offering specialized developments offering a mix of residential forms consisting of single family detached to multifamily and commercial uses convenient to servicing the residential community in a live, work, and play development. For a PUD-MU there shall be no minimum acreage requirement.

Planned Unit Development Commercial Use (PUD-CU) - A district that is primarily intended for heavy commercial uses up to heavy industrial uses. Careful consideration will be given to commercial and industrial uses, and their impacts on adjacent land uses and districts. The proposed uses will be required to meet environmental standards to protect soil, air, and water from potential adverse impacts and pollutants from the proposed uses. For a PUD-CU there shall not be a minimum acreage requirement.

Proposed Use: _____

Present Use: _____

Reason for Request: _____

Applicant's Name: _____

Mailing Address: _____

Email Address: _____ Zip: _____

Applicant's Work Phone: _____ Home Phone: _____ Cell Phone: _____

I hereby certify that all information provided is true and correct; that I have been informed of the date and time that this request will be considered by the Planning and Zoning Commission; and, that all required submissions (SEE REVERSE SIDE) have been provided.

Applicant's Signature: _____ Date: _____

Owner's Name: _____

Signature: _____ Date: _____

Owner's Work Phone: _____ Home Phone: _____ Cell Phone: _____

Owner's email address: _____

PLEASE NOTE: ■ See following pages for instructions and requirements "Instructions for PUD Rezoning Applications".

TO BE COMPLETED BY PLANNING:

REZONING PERMIT

Based on the Planning and Zoning Commission's action on _____, the recommendation to City Council was:

Approved Disapproved

At the City Council meeting on _____, this rezoning request was:

Approved by Ordinance No. _____ Disapproved

COMMUNITY DEVELOPMENT DESIGNEE

DATE

INSTRUCTIONS FOR PUD REZONING APPLICATION

SUBMISSION REQUIREMENTS TO BE DETERMINED AT A REQUIRED PRE-SUBMITTAL MEETING:

Submittal documentations may include.

1. The legal description of the land included in the site plan and the name of the owner, developer, and designer.
2. The type, location and square footage of each land use.
3. The maximum density.
4. The minimum lot size and width.
5. The maximum building height.
6. The minimum front, interior side, exterior side, and rear setbacks.
7. The number of curb cuts or driveways for each lot.
8. Other site development regulations required by city staff, the Planning and Zoning Commission or City Council.
9. A Public Works Master Plan for water, sanitary sewer, sanitation and stormwater drainage and detention.
10. In the case of an industrial use facility, the city staff, the Planning and Zoning Commission or City Council may require the following information:
 - A. Copy of the state application and permit;
 - B. Specific information describing which hazardous waste materials will be collected, processed or disposed of;
 - C. Detailed information related to the methods used to collect, process, or dispose of waste materials;
 - D. If waste materials are to be disposed of into the environment, the following studies prepared by a registered professional engineer may be required:
 1. Hazards, potential nuisances, and site safety;
 2. Noise contributions
 3. Effects on air quality
 4. Effects on water quality
 5. Visual quality
 6. Effects on historical, cultural, archeological resources
 7. Flood prone data; and

8. Other site specific requirements made necessary by the activity's effect upon the environment which might have been omitted above.
- E. An expert evaluation concerning the location, function, and characteristics of any building or use proposed. Such expert evaluations shall be by a Member of the Appraisal Institute (MAI)/ Senior Residential Appraiser (SRA) and shall specifically address the effect of the requested Planned Unit Development on adjacent land uses and property values.
11. A pre-submittal meeting shall be held with the land owner, developer and city staff prior to submittal to verify conformance with city ordinances, and review for any additional requirements.
12. Documentation showing maintenance of private streets and open spaces
13. A completed site plan with the following information as needed and determined by staff:
 - a. The location of all proposed uses including lot coverage and number of occupants or employees.
 - b. The outlines and square footage of all structures.
 - c. Private drives and public streets, showing direction of travel, ingress and egress to property, street widths and inside radii of all curves, along with adequate right-of-way to conform with the city's adopted Thoroughfare Plan.
 - d. The use of all properties adjacent to or directly affected by the PUD district.
 - e. Any adjacent or nearby property which the developer owns or holds a purchase option.
 - f. The surveyed boundary lines of the area included in the site plan, including angles, dimensions, and references to a section corner, quarter corner, or point on a recorded plat, an arrow pointing north, scale and lot area of the land included in the site plan to be provided by a licensed surveyor.
 - g. Parking spaces and driveways conforming to Section 6200 – Off Street Parking, Loading and Curb Cut Regulations.
 - h. Utility location, easements and drainage.
 - i. Sidewalks, type, height and location of signs, lighting and fencing or screening walls.
 - j. For single family development, lot area, lot width, lot depth, front, side and rear yard setbacks, community open space use, lot frontage of community open space, lot coverage and separation of buildings shall be shown on the site plan.
 - k. Each individual lot or parcel shall have direct vehicular access to a public street or alley or to a private street to be provided, maintained and thereby connect with a public street. Where access to lots or parcels is to be provided by private drive rather than public streets or alleys, adequate provisions shall be made for emergency and other service vehicles.
 - l. In addition to the above requirements city staff, the Planning and Zoning Commission or City Council may also require the following:

- i. Architectural drawings detailing the exterior design and materials, shape, height, size and floor area of all proposed structures;
- ii. Location of areas of landscaping or planting, yards, open space and common areas;
- iii. Other development and protective requirements considered necessary to create a reasonable transition to and protection for adjacent property.

APPLICATION PROCESSING:

PROCEDURE:

- 1. Submit completed application at least 30-days prior to the Planning & Zoning Commission meeting date along with the prescribed fee (see below). Staff will determine once an application is considered complete and ready for submittal. The Planning & Zoning Commission meets the second Wednesday of each month at 2:00 p.m. in the Council Chambers, Memorial Auditorium, 1300 Seventh Street, Wichita Falls, Texas.
- 2. Applicant and/ or owner appear before the Planning & Zoning Commission on scheduled meeting date. The Commission will make a recommendation to City Council.
- 3. Appear before the City Council on the scheduled meeting date. The Council will review and act on the Planned Unit Development application.

NOTIFICATION:

- 1. Planning Division staff will mail a copy of the staff report to the applicant ten (10) days prior to the Planning and Zoning Commission meeting.
- 2. Planning Division staff will notify property owners within 200 feet of the site at least ten (10) days prior to the Planning and Zoning Commission meeting.
- 3. Planning Division staff will post proposed rezoning signs on the property 15 days prior to the Planning and Zoning Commission meeting.

NOTE: Upon denial of a request for an amendment or change by the City Council, no identical request may be submitted within twelve (12) months from the date of the original request unless the applicant can show that substantial changes affecting the property have occurred.

FEES:

Up to 5 acres..... \$500.00
 5 acres or more..... \$500.00 +\$10.00 per additional acre

If you have further questions or to schedule a pre-development meeting, please call the Planning Division at (940) 761-7451.

THE PLANNED UNIT DEVELOPMENT (PUD) PROCESS

What is a rezoning?

A Planned Unit Development (PUD) permanently changes the zoning classification of a property, usually at the request of the property owner. The process requires an application, a fee, and two public hearings. After receiving the application, the City staff notifies adjacent property owners and the Planning and Zoning Commission conducts a hearing. At the meeting, the Commission will vote on a formal recommendation that is forwarded to the City Council. The Council will vote on an ordinance changing the zoning. You will be notified of each of these hearings.

What is the reply form?

As part of the Planned Unit Development (PUD) process, notification letters and reply forms are sent to property owners who own property within 200 feet of the proposed rezoning. Property owners may return their reply forms marked "In Favor", "Opposed" or "Undecided". The reply forms give the Planning and Zoning Commission the opportunity to review the opinions and comments of surrounding property owners. The Planning and Zoning Commission is under no obligation to make their rezoning recommendation based solely on public responses. Therefore it is important to state any specific concerns on the comments section of the reply form. If owners of more than 20 percent of the property within 200 feet of the proposed rezoning object in writing, a vote of three-quarters of the City Council will be required to approve the zoning change.

Who can attend the Planning and Zoning Commission Meeting?

All citizens that have an interest in the proposed rezoning are encouraged to attend the public hearing.

Does the Planned Unit Development (PUD) obligate the property owner to develop a specific project?

In a Planned Unit Development, the allowed uses as well as the developmental guidelines are crafted by the applicant and the City. These allowances are adopted as an ordinance governing what can or can't be constructed, allowed sizes, and where the construction is to take place. The ordinance governs the Planned Unit Development no matter who the property owner is, and can only be changed by amending the ordinance through the same process.



Development Review Team – Staff Contact List

Staff Contacts for Development/Permitting Inquiries

Building Inspections Division

Ricky Horton
Chief Building Official
Phone: (940) 761-7460
Email: ricky.horton@wichitafallstx.gov

Public Works Engineering Division Blane

Boswell
City Engineer
Phone: (940) 761-7477
Email: blane.boswell@wichitafallstx.gov

Rick Branum
Development Review and Utility Coordinator
Phone: (940) 761-6850
Email: ricky.branum@wichitafallstx.gov

Planning Division

Fabian Medellin
Planning Manager
Phone: (940) 761-7445
Email: fabian.medellin@wichitafallstx.gov

Health Department

Samantha Blair
Environmental Administrator
Phone: (940) 761-7822
Email: samantha.blair@wichitafallstx.gov

Fire Department

Cody Melton
Fire Marshal
Phone: (940) 761-8843
Email: cody.melton@wichitafallstx.gov

Traffic Engineering Division

Larry Wilkinson
Superintendent
Phone: (940) 761-7640
Email: larry.wilkinson@wichitafallstx.gov

Property Management Division

Pat Hoffman
Property Management Administrator
Phone: (940) 761-8816
Email: pat.hoffman@wichitafallstx.gov

Legal Department

James McKechnie
Deputy City Attorney
Phone: (940) 761-7627
Email: james.mckechnie@wichitafallstx.gov

Historic Preservation

Karen Montgomery-Gagné
Principle Planner
Phone: (940) 761-7451
Email: karen.montgomery@wichitafallstx.gov

Administration

Terry Floyd
Director of Development Services
Phone: (940) 761-7451
Email: terry.floyd@wichitafallstx.gov

For Any Other Questions

Christal Cates
Senior Admin., Development Services
Phone: (940) 761-7451
Email: christal.cates@wichitafallstx.gov