



PLANNED DEVELOPMENT DISTRICTS

PD, Planned Development districts provide flexibility in the planning and development of projects with combinations of uses or 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 or any similar developments.

Certain maximum and minimum standards are specified for various use categories and certain standards such as yards, coverage, building spacing are to be determined by the design.

The purposes of the PD, Planned Development district are to achieve flexibility and variety in the physical development pattern of the city, and to encourage a more efficient use of open space and to encourage the appropriate use of land.

Planned Development ordinances may not specify all regulation details; those unspecified details are referred to as 'silent.'

- When silent, applicable regulations maybe subject to the Gateway Overlay District Regulations and the City Code.
- Gateway Overlay District Regulations supersede Planned Developments and the underlying City Code. If a specific development requirement is stated in the PD, it prevails unless otherwise stated. The Gateway prevails if the PD is silent.
- Section 10A. - [Gateway Overlay District Regulations](#) for property located in this overlay district.
- Section 11. - [Area Regulations](#) underlying City Code.

Please contact the Planning Department at planning@thecolonytx.gov or 972-624-3122 with your inquiries. Copies of Planned Development ordinances are also available through a [Public Information Request](#).

FAQs CURRENT PLANNED DEVELOPMENTS

PD Map Link	Zoning	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Other
PD1 Garza Lake Estates	All Single-Family	20'	4'	20'	This PD has amendments. Development Standards: PD1 and PD2 Ord No. 2014-2052
PD2 Garza Lake Estates	All Single-Family	20'	4'	20'	This PD has amendments. Development Standards: PD1 and PD2 Ord No. 2014-2052
PD3 Cluster Grouping Homes (Colony No 24)	All Single-Family	25' from build line to the center line of the street	10' to adjacent dwelling Exception: 8' on any one side of yard	N/A	

PD Map Link	Zoning	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Other
PD4 Lakeway Estates (Colony No 29)	All Single-Family Neighborhood Services Church	Take Me to Setbacks 11-400	Take Me to Setbacks 11-500	Take Me to Setbacks 11-600	
PD7 Ridgepointe (East)	All Single-Family	Please contact us.	Please contact us.	Please contact us.	
PD8 Stewart Peninsula	All Single-Family	Please contact us.	Please contact us.	Please contact us.	This PD has amendments.
PD9 Centennial Center (Tract G)	General Retail Business Park	Take Me to Setbacks 11-400	Take Me to Setbacks 11-500	Take Me to Setbacks 11-600	
PD10 Austin Ranch (Lonzar)	Multi-Family-2 Business Park	Please contact us.	Please contact us.	Please contact us.	This PD has amendments. Uses: PD10 and PD22 Ord No. 08-1772 Uses
PD11 Bristol Oaks	Multi-Family-3 General Retail	Take Me to Setbacks 11-400	Take Me to Setbacks 11-500	Take Me to Setbacks 11-600	This PD has amendments.
PD14 Lone Star Car Wash	General Retail	Take Me to Setbacks 11-400	Take Me to Setbacks 11-500	Take Me to Setbacks 11-600	This PD has amendments.
PD14 The Legends	All Single-Family	Please contact us.	Please contact us.	Please contact us.	This PD has amendments.
PD15 Ridgepointe (West)	All Single-Family-4	Take Me to Setbacks 11-400	Take Me to Setbacks 11-500	Take Me to Setbacks 11-600	
PD16 Cascades	Please contact us.	Please contact us.	Please contact us.	Please contact us.	This PD has amendments.
PD18 Tribute	Please contact us.	Please contact us.	Please contact us.	Please contact us.	This PD has amendments. Development Regulations: PD 18 and PD23 Ord No. 2019-2381
PD19 Live Oaks Logistics Park	Please contact us.	Please contact us.	Please contact us.	Please contact us.	
PD20 LISD Natatorium	N/A	N/A	N/A	N/A	

PD Map Link	Zoning	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Other
PD21 Hidden Cove Marina	N/A	N/A	N/A	N/A	Uses: PD21 Ord No. 06-1650
PD22 Austin Ranch	Please contact us.	Please contact us.	Please contact us.	Please contact us.	This PD has amendments. Uses: PD10 and PD22 Ord No. 08-1772 Uses
PD23 Tribute West	Please contact us.	Please contact us.	Please contact us.	Please contact us.	This PD has amendments. Development Regulations: PD 18 and PD23 Ord No. 2019-2381
PD24 1 Harris Plaza	N/A	N/A	N/A	N/A	
PD25 NFM Grandscape	Please contact us.	Please contact us.	Please contact us.	Please contact us.	This PD has amendments.
PD26 Water's Edge	All Single-Family	25'	8'	8'	
PD27 Top Golf	Please contact us.	Please contact us.	Please contact us.	Please contact us.	This PD has amendments.
PDTH Westport Lakeview Villas	All Townhomes	N/A	N/A	N/A	
PD28 Camey Place	All Single-Family	15'	5'	10'	

DEVELOPMENT SERVICES DEPARTMENT

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