City of Pflugerville

Proposed Unified Development Code Amendments

Executive Summary on Unified Development Code (UDC) Amendments

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January 2015:

Since December, we've received various feedback to make sure we'd crossed our "t's", dotted all our "i's" and addressed all unexpected "didn't mean to's" regarding the update to the City of Pflugerville Unified Development Code. We appreciate the time and effort that you took to provide us with this valuable feedback. Below is a summary of the comments and/or concerns we received and the staff response to each as well as a summary of the changes made since the November draft.

The proposed amendments are anticipated to be on the February 10, 2015 City Council Agenda.

If you have any further comments or questions please send them to:
planning@pflugervilletx.gov

A SUMMARY OF THE CHANGES SINCE THE NOVEMBER DRAFT:

Subchapter 1 – General Provisions
None

Subchapter 2 - Administration
Updates to the City Engineer description to account for newly created position of a Development Engineer.

Subchapter 3 - Procedures
None

Subchapter 4 – Establishment of Zoning Districts and Regulations

Clarification for intent and purpose of condominium projects.
Mechanical equipment and bay windows were included as items permitted to encroach into the building setback.
Added option to maximum building height in the CL4 and CL5 districts to allow for 100' and 120' respectively when 75% or more of the required parking is located within a parking structure.
Updated outdoor display and outdoor storage requirements to provide clarity for vehicle rental.

Subchapter 8 (Previously Subchapter 6) – Non-Conformities

Clarification regarding intent of the certificate of non-conformity.

Subchapter 9 – Architectural, Site Design and Layout Provisions (Previously Site Development Regulations)

Stated more clearly items that were optional or encouraged to better distinguish between considered elements and required elements.
Originally no changes were proposed to the residential elevation differentiation however, after further discussion with residential builders this section has been updated to provide clarity on intent and help to provide language that continues to encourage uniqueness within a neighborhood while meeting market demands.

Subchapter 10 – Parking, Mobility and Circulation Standards
None

Subchapter 11 – Landscaping and Screening Standards

Added additional flexibility to allow for perimeter subdivision fencing and landscaping to be provided within a lot or easement.

Subchapter 12 – Tree Preservation Standards
None

Subchapter 13 – Lighting
None

Subchapter 14 – Parkland

Modifications to the parkland development fee provisions were made to allow for the option of alternate compliance for the parkland development fee to be utilized in non-exclusive parks facilities that may receive up to 100% credit for the amenities placed within those areas. This is the recommendation of staff based on feedback staff received from the development community and the interpretation of the goals of Parks Master Plan. The intent is to ensure that new neighborhoods are served with developed parks and provide credit to the developments that are providing these neighborhood parks where community and regional parks are more than ¼ mile away. The Parks and Recreation Commission recommends a maximum credit of 25% for amenities related to the newly created park development fee.

Subchapter 15 - Subdivision

Extended the life of a construction plan permit from 90 days to 180 days.
Clarification for intent and purpose of condominium projects.

Subchapter 16 – Drainage Standards
None

Subchapter 20 – Definitions

Added four additional definitions

Parks Development Manual
None

Engineering Design Manual

Clarification on Fire Code requirement for fire flow.
Language was added to address formal acceptance of subdivision improvements prior to energizing of the street lights.

Signs – Chapter 154

None

QUESTIONS AND COMMENTS RECEIVED:

Subchapter 1 – General Provisions
None

Subchapter 2 - Administration
None

Subchapter 3 - Procedures
None

Subchapter 4 – Establishment of Zoning Districts and Regulations

Q. Is a 45' wide lot permitted within the SF-R District?
A. The minimum lot width permitted within the SF-R District is 50' for single family detached projects on parcels 50 acres or greater.

Q. The setbacks for condominiums don't make sense. The purpose of single family detached condominium layout is to offer flexibility in design.
A. Clarifications have been added for condominiums throughout the UDC to clarify the intent in flexibility offered by a condominium designed single family product.

Q. Why are mechanical equipment and bay/box windows, side door (steps) not included within the allowable setback encroachments?
A. Mechanical equipment has now been added to the list of permitted encroachments as have bay/box windows. It should be noted that a variety of building extensions may still be considered.

Q. The requirements for a regulating plan as it relates too Planned Unit Development (PUD) Districts are to detailed.
A. Planned Unit Development (PUD) is a unique opportunity provided by the Code to offer an alternative, to create essentially a master plan for a tract of land. This opportunity, due to its ability to establish its own regulation often requires more details prior to approval than a standard zoning district whose regulations are already established through the Code. All items may not be essential to every PUD, and items will be considered on a case by case basis depending on the ultimate PUD proposal.

Q. Do you allow for restaurants and retail in the residential districts?
A. Yes, the mixed use options within the code have been improved to allow for more variety and flexibility.

Q. Is there a size limitation for restaurants in the residential districts?
A. Yes, in residential districts where mixed use is permitted, those tenant spaces are limited to no more than 5,000 square feet.

Q. If I wanted to do a quasi industrial park would I have to get rezoned to campus industrial or is it allowed under CL4?
A. CL4 still allows for light industrial uses with a specific use permit.

Q. Were mobile food courts allowed before?
A. No

Subchapter 8 (Previously Subchapter 6) – Non-Conformities

Q. What is a non-conforming lot?
A. A non-conforming lot is a lot of record that does not meet the minimum area or dimensional requirements of the zoning district in which the lot is located.

Q. What if it's not the dimensional standards required, is it a non-conforming lot?
A. This will depend on when the property was platted and the vesting rights of the property as established with state law.

Subchapter 9 – Architectural, Site Design and Layout Provisions (Previously Site Development Regulations)

Q. The material required for the A, SF-E, SF-S and SF-R for single family detached and duplex structures are outdated material specification and restrictions architectural design. A four sided square brick box doesn't have greater value than a well designed home utilizing other materials.
A. The materials for these types of structures remains unchanged in the proposed update. However, opportunities to seek an architectural waiver for residential buildings through the Architectural Review Board (ARB) is proposed with the changes to the UDC. A waiver of this type can be pursued on a home by home basis or for an entire subdivision. If the waivers begin to show certain development trends and changes over time consistently then there will be a better basis to update the masonry requirements for this type of structure.

Q. Do all homes have to have a patio?
A. The criteria for patios remains unchanged in the proposed UDC, and should provide a rear patio or deck.

Q. Does the Building Department manage the calculation in differences for residential homes?
A. Yes, this a current requirement that is applicable to new residential developments established after 2006 and is subject to review during the building permit application process. The provisions for differentiation have been updated for clarity and ease of use.

Q. Homes facing a certain direction should provide for a certain alignment for energy effectiveness of the home, correct?
A. The city encourages these types and designs and the proposed draft has been updated to provide more clarity on components which are requirements versus those which are strictly recommendations.

Q. By default the city is requiring every development to have a Home Owners Association (HOA), but with this provision you are essentially saying every new development has to have an HOA?
A. The Code currently has requirements for HOA's for subdivisions.

Q. Are the detention facilities sand filtered?
A. There are no water quality requirements. Detention only.

Q. How do you screen for service bays?
A. Generally building orientation. If the maximum number of service bays are exceeded then the building is required to orient in a direction not facing a right of way or public street or utilization of architectural elevations and landscaping are used in order to aid in screening of the service bays.

Subchapter 10 – Parking, Mobility and Circulation Standards

None

Subchapter 11 – Landscaping and Screening Standards

Q. Can you still do an alternative landscaping plan?
A. Yes

Q. Issues have arisen with the requirement of planter boxes at the building which created an unfriendly atmosphere for retail development. Is an alternative, having a planting strip that could be broken sections of building landscaping blocking the building entrance a possibility?
A. Along primary facades which would be either public right-of-way or adjacent to parking, 50% of the facades should have a five foot strip of landscaping but you are able to clump it together into a smaller, condensed areas where desired as long as area requirements are met.

Q. Is the building landscaping located right at the entrance of the building?
A. It can be or it may be offset; the intent is to break up the large wall mass and to provide for pedestrian space(s).

Subchapter 12 – Tree Preservation Standards

None

Subchapter 13 – Lighting

Q. Pedestrian Lighting: site plans and multi- family requirements for this will be different. Also "as determined by the Planning Director" makes the process subjective in nature.
A. The pedestrian lighting provision proposed by the update are intended to aid in the safety of pedestrians on a site in activity areas. The language regarding the final determination has been updated to reflect approval instead of determination by the director.

Subchapter 14 – Parkland

The majority of the comments received regarding the Unified Development Code (UDC) pertained to the proposed park development fee. After much consideration and feedback, staff has proposed to modify the parkland development fee provisions to allow for the option of alternate compliance for the parkland development fee to be utilized in non-exclusive parks facilities that may receive up to 100% credit for the amenities placed within those areas.

Subchapter 15 - Subdivision

Q. Who has approval authority of subdivisions?
A. Generally, all plats are subject to the review and approval of the Planning and Zoning Commission with the exception of a few minor plats (amended plats) as established by State Law.

Q. If 110% fiscal is provided and improvements are deemed "substantially" complete, can Home Builders begin construction? Substantially defined as; streets paved, water and wastewater lines/services in placed and tested.... With understanding no CO's are possible until "full" acceptance is achieved.

A. No, the City does not have a “substantially complete” status, however we have found that once the items listed above are completed the time frame for receiving final approval is fairly quick since all that would remain would be the required closing documentation which is provided by the developer or engineer.

Q. Do all temporary dead end streets have to terminate in a temporary cul-de-sac?

A. If they are longer than 150’. The text has been updated to reflect the distance. The text has been updated to more clearly align these requirements with those of the Fire Code.

Q. "Pass through lots" should be encouraged, not required. Requiring these lots can inadvertently hamper land planning designs (requiring spec. max. distances).

A. “Pass through lots” provide for the flexibility of a longer block without having to provide for a street and still maintain the ability to connect the neighborhood(s). The text has been modified to more allow for greater flexibility in the location of the pass through lot.

Q. Concerning about the perimeter fence requirements and what is the City trying to do here. There needs to be an “out” for when this requirement is not practical. It also seems to make every community a HOA. Is that the intent?

A. The intent is to ensure consistency and maintenance of fencing around subdivisions, especially along collector and arterial roadways.

Q. The comment that Private Streets must comply with Public Street standard in confusing. What benefit is there to have private streets? What is the City trying to accomplish?

A. Private streets are intended to serve as private drives. The text has been updated to remove any confusion by use of the word street in this context.

Q. What is the expiration time frame for construction plans?

A. Currently it is 90 days. The proposed draft has been updated to allow for an initial approval of 180 days with the opportunity to seek an extension for an additional 180 days.

Q. If fiscal is posted and that plat has moved forward and now recorded and the subdivision is deemed complete with 100% utilities all in place can the builder ask building department to begin construction before the City Engineer confirms his letter of approval to all reviewing departments on the project?

A. No, however there are building improvements that can occur that do not require a building permit. Any questions regarding what items can be installed without a building permit can be answered by the Building Department, 512/990-6300.

Q. Provision reads there should be a water meter on every single non drainage lot, so if I have a little corner open space that is there for a monument, I would need to draw an irrigation top that may never be used and in the long term could be a hindrance to the city.

A. This provision is intended to provide for better planning up front so that when a development wants to come in with landscape on lots that have never been irrigated there is a way to achieve that and avoid the HOA specifically having to cut the street for connection to water services. We want to give every non-drainage lot future services since the City will not allow street cuts for a new service connection that could have easily been provided beforehand. We have added provisions to the proposed code that would allow for the use of a sleeve, valve and appurtenances to meet this requirement.

<u>Subchapter 16 – Drainage Standards</u>

None

Subchapter 20 – Definitions
None

Parks Development Manual
None

Engineering Design Manual

Q. Basically all residential detention facilities, even part of the overall drainage to the city is expected to be maintained and paid for by the residents of the community. Is the requirement to just mow the detention facility or are they responsible for the overall functionality of the facility as well?
A. It is primarily mowing responsibilities but functionality as well. We want to avoid the repeat of the high grass for aesthetic value and functionality issue of the pond. A lot of the detention facilities in Pflugerville are on HOA lots. The city doesn't have the capability to maintain such lot.

Q. This relates to "changes" during construction. This should be better defined, specifically for the City inspectors. Several years ago this wasn't an issue however staff now views this to mean "any and all". Most recent example; while under construction and laying out the forms for the flatwork of a concrete trail it was noticed that there was a conflict with an existing fire hydrant (to close). Normally we would just adjust the curve within the trail to avoid the hydrant (field adjustment). Currently the field inspector requires the contractor to stop, project engineer must amend the related construction plan sheet, send into City staff for review and approval and then the contractor can re-mobilize to finish the work. This really shouldn't be necessary for such minor field revisions (City inspectors should have some minor discretionary ability to approve minor field changes). Side-note: All projects also require the submittal of construction as-builts prior to formal city acceptance (which would include these minor amendments).
A. On far too many occasions in the past "minor" or "field changes" have not been incorporated into record drawings and created additional issues for the City/other development. The City inspector or Engineering Department will notify when a formal revision is needed, such as the practice now.

Q. "Water line to serve each non-drainage lot"; Why would a water meter need to be placed on "every" non-drainage lot? The way this is written and reads every small open space lot (private) would require the placement of a water meter. This just opens the opportunity for future water leaks to old unused meter stub-outs within the water system. Not every open space is irrigated but individual meters.
A. Services to every non drainage lot means open space, residential lots and any outparcels. Given locations of water mains the City wants stubs provided so that future connections all already addressed. The City will not allow street cuts for a new service connection that could have easily been provided beforehand. This is not a new requirement however, we have amended this provision to allow for sleeves to be placed in lieu of the connection to provide for future access to the lot without effecting the street.

Q. This may be a typo; however a 700 gpd equivalent for one LUE is extremely high. The old number was 325-350 gpd and with the new home efficiencies (low flow fixtures) some Cities have dropped their LUE equivalent number below 300 gpd. Not sure why this criteria would be used other than to artificially over design the system capacity.
A. This is not a typo and is the same as in the previous. These numbers are in line with City of Austin and surrounding communities. Be sure not to confuse wastewater production per LUE with water.

Q. Silt fence behind curb as an acceptable EC measure as viewed by the Engineer. It is already an approved BMP option with TCEQ. Our only option now is the wait for the grass to grow or install expensive matting. The matting quickly gets destroyed when the house gets built.
A. Silt fence is an approved temporary BMP by TCEQ and the City, but not permanent. The City does not desire to have silt fence installed at the immediate back of curb in lieu of re-establishing vegetation…which is a permanent BMP. The City updated the vegetation re-establishment criteria in 2012 to allow installation of erosion blanket to give developers flexibility in getting a development approved by the City. Installation

of erosion blanket is not a requirement of the City but a choice by the developer. The City often suggests to contractors and developers to start the re-establishment of vegetation earlier in the job rather than initiating a few days prior to request for a final walk thru.

Q. "Final walkthroughs will not be scheduled until all dry utilities are completed"; what does "all" mean (electric, Cable, AT&T)? Why hold up a new section of development subsequently also delaying home builders from beginning work. These are not facilities owned or maintained by the City. In fact when the utilities are placed the lines are inspected by the related utility provider who will actually own and operate (i.e. ONCOR, ATMOS, AT&T, etc…). Furthermore this can have significant delays as you (as the developer) are completely at the mercy of the Dry Utility Providers schedule. It is my believe that as long as it has been demonstrated that the all third party (dry utility) surcharges have been satisfied (paid) and all related street crossing installed (i.e. no need to disturb roadway) this should not be a "City" condition for acceptance. If home construction begins prior to the section being energized by the electric provider (very common practice elsewhere) naturally the home cannot "close" to a buyer (future City resident) until power has been energized.

A. Dry utilities need to be installed prior to acceptance because in the past, damages to water and wastewater service lines for homes have been damaged as a result of private utility construction (gas, electric, etc) prior to formal acceptance. The City wants all service lines to be complete and functional before any permits for homes are issued. The City understands however that service to such private utilities (such as Oncor) is outside the control of the developer after all necessary electric service conduits have been installed. The City will updated the Manual and pre-construction documents to include language to allow for acceptance of the subdivision prior to energizing of Oncor facilities.

Q. Consider minor change approvals in the field by the inspector. Lost time in the field because every change no matter how significant has to be submitted for approval to the City so the work in the field stops.

A. The City does not require a formal plan correction for every single change. On far too many occasions in the past "minor" or "field changes" have NOT been incorporated into record drawings and created additional issues for the City/other development. The City inspector or Engineering Department will notify the contractor and engineer when a formal revision is needed, such as the practice now.

Signs – Chapter 154

Q. Please consider the signage requirements. The amount of signs and the verbiage of the signs are excessive, in my opinion.

A. Changes made to the sign ordinance were limited to those requirements that were effected directly by a change to a zoning district.

November 2014:

Over the past 18 months, staff began working on overall amendments to the UDC in response to the Code Diagnostic completed in 2012 by Code Studio. The proposed amendments are comprehensive in nature and are intended to provide additional clarity, ensure equitable requirements across the districts and provide adjustments based on Code Studio suggestions, input from stakeholders and experiences since the creation of the UDC.

The Planning and Zoning Commission held multiple worksessions throughout 2013 to further identify specific issues with each chapter and review the proposed amendments. Those discussions and considerations were crucial to the creation of the UDC Amendments. A summary of the notable changes in each chapter is provided herein.

Public hearings are scheduled for review and proposed adoption of the Unified Development Code (UDC) and the associated technical manuals (Engineering Design Manual and Construction Standards, Parks Manual) as well as a minor update to the Sign Ordinance that incorporates the newly proposed zoning districts.

Once the UDC has been adopted by City Council, the UDC will move from Franklin Legal Publishing to an online code publisher enCodePlus. The use of this technology provides for one location to access development applications, quick reference tables, UDC archives, and provides for linking the GIS maps to create an interactive map that will allow the user to select an individual parcel or zoning district to navigate to the relevant section of the zoning code.

Summary of Code Updates:

Subchapter 1 – General Provisions

The modifications to Subchapter 1 include:

- Re-organized provisions
- Removed duplicate provisions
- Provided clarification on sequence of permits

Subchapter 2 - Administration

The modifications to Subchapter 2 include:

- Variance nomenclature amended to waivers and P&Z authority extended to all structures
- Development Services Director title removed and replaced with Administrator
- Added a reference to Subchapter 3 regarding Planning Director waivers
- Updated how the official zoning map is established and maintained
- Moved the procedure for zoning newly annexed land into Subchapter 3
- Added Parks and Recreation Director

Subchapter 3 - Procedures

The modifications to Subchapter 3 include:

- Clarification to the site disturbance permits
- Added provisions for expedited review
- Added tables for development applications that require public hearing notices for ease of use
- Chapter format and order
- Provisions for administrative waivers
- Clarification on variances and special exceptions and criteria for approval

Subchapter 4 – Establishment of Zoning Districts and Regulations

The modifications to Subchapter 4 include:

- Incorporation of Subchapter 5 (Establishment of Overlays and Special Districts) and Subchapter 7 (General Regulations)
- Zoning district changes to provide for a variety of housing types, new employment opportunities, and updated nomenclature
- Expanded land use chart (example – Inclusion of condominiums including retirement living villages, townhomes, mobile food parks, wine bars, breweries, food processing, wireless telecommunication facilities)
- Adjusted land use conditions to address condominiums, townhomes, and live work units

- Addressed non-residential uses in residential districts and residential uses in non-residential districts (ex. SF-MU non-residential uses provides for location requirements for the permitted commercial uses in order to provide for a more cohesive development.)
- Added conditions for single family "form" within a multi-family district
- Development regulations were "cleaned up"; to address all "bulk" regulations and added streetscape yard, minimum lot widths on arterials to address flag lots; included impervious cover within table
- The height setback has been clarified for ease of application but will remain the same distance as exists within the current code and the setback and height requirements have been more clearly defined in order to provide more dependability for both developers and adjacent residential zoning districts.
- Temporary uses have been further defined/clarified
- Accessory dwelling units have been further defined/clarified; Provisions for attached and detached; for both attached and detached the owner is required to reside in the principal structure; the size cannot be greater than ½ of the GFA of the principal structure (ex.NextGen by Lennar); limitation on common entry ways and architectural requirements; considered an extension of the single family structure and therefore subject to the architectural requirements; introduce the Casita concept (ex. Woodlands)
- Change in nomenclature from Alternative Land Use Regulation (ALUR) to Planned Unit Development (PUD) and provided more specificity on what is required when submitting an application for a PUD and as well as the process.
- Changes to Zoning Districts Include:

Office 2 (O2) - REMOVE

Staff is proposing the removal of our Office 2 (O2) zoning district. There is a single property within Pflugerville that is zoned O2 and staff will work with the property owner to remedy the zoning on that site through the rezoning process. This district will be absorbed by other, more utilized districts such as Office (O), Retail (R), General Business 1 (GB-1) and the proposed Campus Industrial (CI).

Office District (O) – Previously O1

This district is established to create a flexible district for low intensity office and professional uses (less than 10,000 square feet of floor area). The district can be used as a transition district between more intense uses and residential uses. Permitted uses should be compatible with adjacent residential areas by limiting heights to one story and utilizing buffers and landscape requirements. Sites zoned O may be built to two stories or in excess of 10,000 square feet if not located adjacent to any properties zoned SF-S or 2-F.

Single Family Estate (SF-E) - *NEW*

The district will address existing large lot, single family development which consists of lots greater than one half (½) acre in size. New single family estate neighborhoods can be established using this district, however the location should be carefully considered to lessen sprawl and reduce municipal infrastructure costs.

Single Family Residential (SF-R) - *NEW*

The district may be used to master plan a large, low density residential subdivision with an opportunity for a mixture of lot sizes based on overall acreage. In certain cases, the district may also be used where an infill of single family suburban housing types may be appropriate.

Single Family Mixed Use Residential District (SF-MU) – Revised SF-U

The district is intended to address small lot, single family detached and single family attached (townhome) housing opportunities at a low to medium density. This district may be used in

areas of 20 acres or less with direct access to major thoroughfares. Non-residential uses may be considered if cohesively designed as a mixed use neighborhood.

Multi Family-10 District (MF-10) – Revised MF-S District
The district is intended to address opportunities for small, suburban multi-family developments with up to 10 units per acre. The district should be used as a transition to more intense land uses including major thoroughfares.

Multi Family-20 District (MF-20) – Revised MF-U District
The district provides opportunities for medium to high density residential, including multi-family and mixed use developments with up to 20 units per acre. The district should be located adjacent to major thoroughfares, including major collectors and arterial streets, and used in commercial areas or as a buffer to more intense land uses. Incidental non-residential uses providing neighborhood services to the primary residential use may be considered with conditions.

Campus Industrial District (CI) - *NEW*
This district is intended to include land which is used, or intended to be used, as an employment center, including but not limited to, land uses such as light industrial, research and development centers, multi-story offices, business services, limited retail services, and medium to high density residential uses. It is intended to provide for places to work with the conveniences of services within a centralized area. It should be located along major arterial streets and highways.

Subchapter 8 (Previously Subchapter 6) – Non-Conformities

The modifications to Subchapter 8 include:

- Registering a non-conforming land use/structure/site
- Additions to address non-conforming sites, structures and lots
- Administrative provisions for expansion or modification for non-conforming sites.

Subchapter 9 – Architectural, Site Design and Layout Provisions (Previously Site Development Regulations)

The modifications to Subchapter 9 include:

- Changed title of chapter to “Architectural, Site Design and Layout Provisions” to better reflect its contents.
- Adjustments to the residential design standards to consolidate, provide additional clarity, ensure equitable requirements across the districts and provide adjustments based on Code Studio suggestions and suggestions from citizens and the development community since creation of the UDC.
- Clarification and adjustment to building materials: The term masonry was further defined by the use of two separate categories, primary and secondary masonry and provide regulations for new districts. Clarification for the application of EIFS was provided.
- Adjustment to building design to remove repetitiveness that is already covered under other provisions of the UDC, modify design elements for appropriateness of a district (ex. LI).
- Addition of graphics regarding articulation standards for ease of understanding.
- Updated auto-oriented canopy standards to include masonry columns and have pitched roofs (mansard roof), unless the canopy is attached to the principal building utilizing a parapet roof type.
- Clarify building orientation regarding overhead doors and loading docks, and drive thru facilities.
- Removal of requirements for an alley for a single family detached in the SF-MU district.
- Adjusted private amenities for residential districts to reduce confusion and prevent “double dipping”.
- Added provisions for overhead doors, loading docks, and service courts

- Campus Industrial (CI) design standards added to generally reflect current corridor design standards.
- Architectural waiver now allowed to be considered for all architectural standards

Subchapter 10 – Parking, Mobility and Circulation Standards

The modifications to Subchapter 10 include:

- Additional parking provisions
- Provided parking ratios for each land use listed within the UDC
- Revised driveway and drive aisle requirements (location, spacing, overall design)
- Clarified parking lot design including provisions for major drive aisles
- Provided additional standards for driveways in conjunction with the roadway classification on which the property is located.

Subchapter 11 – Landscaping and Screening Standards

The modifications to Subchapter 11 include:

- Further emphasis on native drought tolerant species, with references to plant variety resources. Added provisions for considering alternative plantings not included on the approved tree list.
- Adjustments to landscape percentage and minimum planting requirements to provide consistency throughout the different types of residential, commercial, and industrial developments.
- Adjustments to residential tree and shrub requirements to provide clarity and ensure consistency. Added drought tolerant turf and lawn grass requirement with suggested varieties.
- Irrigated turf and lawn grass limitations added for residential and non-residential developments.
    - Residential limited to 2.5 times the foundation footprint or 10,000 square feet, whichever is smaller for all single family lots platted after January 1, 2016.
    - Non-residential limited to 33% of the total landscaped area.
- Landscape bed adjustments to require drip irrigation, allow flexibility in design with use of additional materials but prevent all rock.
- Streetscape amendments to allow for flexibility in design
- Removed landscape area credits
- Amended screening of loading docks, and included provisions for overhead doors, and service courts
- Adjusted fence standards to allow for clarification, some flexibility, and consistency. Perimeter fencing for a residential subdivision to be located within a landscape lot, owned and maintained by the HOA.
- Minor adjustments to the alternative compliance section to allow for flexibility and provide clarification

Subchapter 12 - Tree Preservation Standards

Amendments include:

- Removal of significant stands of trees and replaced with provisions for multi trunk trees
- Reallocation of mitigation ratios
- Protection of trees within the floodplain areas
- Added provisions for fiscal surety

Subchapter 13 – Lighting

The modifications to Subchapter 13 include:

- Added clarification to how light levels are measured
- Pedestrian lighting standards adjusted to ensure pedestrian corridors and walkways in multi-family, condominium, and non-residential developments are lit, but allowing parking lot lighting to count towards meeting the minimum requirement when the walkway is lit.

- Architectural lighting requirements
- Clarifications on street light requirements were moved to the proposed Engineering Design Manual
- Provided parameters for calculating light levels for the individual calculation zones (e.g., building entrance, parking lot, canopy area lighting, etc.)

Subchapter 14 – Parkland

The modifications to Subchapter 14 include:

- Establishment of a parkland development fee
- Establishment of qualitative standards for the type, character, and location of the land to be dedicated as public parkland.
- Establishment of alternative compliance provisions including fee in-lieu or construction of amenities within public parks to be credited towards the park development fee
- Adoption of best management practices relating to the title conveyance of dedicated public parkland.
- Establishment of review processes of proposed public parkland.

Subchapter 15 - Subdivision

The modifications to Subchapter 15 include:

- Modifications to the subdivision process to better coincide with the development expectations regarding order of process: Preliminary Plan, Final Plat, Construction Plans, Final Acceptance, Final Plat Recordation.
- Minor additions/adjustments to preliminary plan and construction plan content
- Removed the conveyance plat process
- Addition of expiration of applications
- Partial fiscal security was added to the process, which will enable a developer to move forward with recordation of a final plat prior to final acceptance.
- Added requirements for final plat recordation
- Adjusted the nomenclature and requirements for a waiver to be considered by the Planning and Zoning Commission.
- Added a provision to allow consideration of a local street connecting to an arterial street when movements are proposed to be restricted to a right in, right out condition.
- Adjusted the landscape lot requirement along an arterial to a minimum 20-ft depth when a residential lot has a side or rear lot line parallel to an arterial street, and to a 15-ft depth when parallel to a major collector street
- Clarified and provided administrative consideration for septic when in the ETJ and not serviceable in the foreseeable future.
- Added shared access easement provisions to ensure adequate street access and minimum driveway spacing.
- Added provisions for landscaping lots/easements along roadways
- Added provisions for flag lots, and increased the minimum lot width along arterials to 200 feet.

Subchapter 16 – Drainage Standards

The modifications to Subchapter 16 include:

- Removal of the majority of this chapter with the exception of the location of drainage facilities due to the remainder being placed within an Engineering Design Standards Manual.

Subchapter 20 – Definitions

The modifications to Subchapter 20 include:

- Definitions updated to reflect changes to uses in Subchapter 4
- Provided clarification for some specific definitions (ex. assisted living facilities, easement)

Parks Development Manual

The purpose of the Parks Development Manual is to serve as guiding policy document to help administer the applicable elements of the Parks, Recreation, and Open Space Master Plan and the Subchapter 14. Public Parkland Standards of the Unified Development Code. This manual expands upon the goal, policy and action items within the City's Comprehensive Plan, including the Parks, Recreation, and Open Space Master Plan and establishes policies and standards for the creation of new public parks and renovation of existing parks. The goal, policy, and action items of the Parks, Recreation, and Open Space Master Plan have been provided for ease of use only.

To help ensure the durability, safety and continuity of park equipment and amenities, technical specifications have been included to establish the minimum quality of such equipment and amenities included within public parks. Any proposed deviation from the listed technical specifications in the appendixes of this manual shall be approved by the Parks and Recreation Director, where such substitution's performance shall be equal to or exceed the approved specification in terms of quality, function, and capacity.

The Planning Areas established in the Parks, Recreation, and Open Space Master Plan generally outline the linear park systems within each watershed. Within this manual, Parkland Sectors have been included to further implement the Parks, Recreation, and Open Space Master Plan's Planning Areas by establishing smaller park sectors. Analysis may be performed within each park sector in order to assess the park and recreational needs of specific areas of the City based on demographics.

Engineering Design Manual & Construction Standards

The Engineering Staff has worked over the previous 18 months to update the previous 2005 Engineering Design Guidelines to create the 2014 Engineering Design Manual. Over the years, staff has heard from numerous developers as well as consultants on issues with current design requirements which cause conflicts during design and are not is the best benefit of the entire public infrastructure system. Engineering staff worked directly with the Planning Department so that both the 2014 Engineering Design Manual and the updated Unified Development Code incorporated cross referenced material for ease with any future updates. With the updated manual, new sections of the guidelines are being added such as Traffic Impact Analysis criteria and Lift Station Design criteria. All other sections of the previous 2005 version of the Engineering design guidelines were updated to meet the City's current standards and be more in line with development regulations for the region. The updated revisions made simple changes such as minimum size of public utility pipe to be 8" rather than 6", and new minimum depth of utilities were implemented. Other sections such as streets and drainage included further technical design criteria which was not previously mentioned in the 2005 version. In the previous 2005 sections, criteria in the City design manual conflicted with regional and national design criteria such as the City of Austin drainage criteria manual as well as AASHTO (American Association of State Highway and Transportation Officials) guidelines. These conflicts were cleaned up in order to provide more thorough direction to consulting engineers and private development and keeping typical design aspects throughout the region consistent.

The most significant update to the 2014 manual was the inclusion of lift station design criteria. Previously the City of Pflugerville had no such criteria for lift stations design within the City of Pflugerville jurisdiction nor did the City adopt an outside system design requirement. The City drafted its own criteria using the San Antonio Water System (SAWS) as a reference. By implementing this new lift station design criteria, all equipment and design of lift stations will be uniform throughout the City and will provide for more cost effective

maintenance. Additionally, private development will now be required to do full preliminary cost analysis prior to permitting of any temporary lift station. This new measure will determine a more efficient use of both private development and City taxpayer funds while providing the best long term plan for serving of wastewater.

Signs – Chapter 154

The modifications to Chapter 154 include:

- Updated zoning district names and acronyms.
- Added newly established single-family zoning districts with sign standards that reflect the existing single-family zoning district standards.
- Added Campus Industrial (CI) zoning district sign standards that reflect a mixture of GB2, LI, and Corridor zoning district sign standards.